



June 22, 2020

Ben Shumaker  
City of Stevenson  
7121 E Loop Road  
Stevenson, Washington 98648

Via email: Ben@ci.stevenson.wa.us

Regarding: Traffic Impact Study  
Rock Creek Cove Hospitality Center Phase 1  
SHOR2020-01, SEPA 2020-01  
SW Rock Creek Drive  
Stevenson, Washington

Dear Mr. Shumaker:

This letter presents the information required for a traffic impact study (TIS) supporting the proposed Rock Creek Cove Hospitality Center, Phase 1, on Rock Creek Drive within the City of Stevenson, Washington (City).

### **PROJECT DESCRIPTION**

The Rock Creek Cove Hospitality Center is proposed as a three-phase project on Rock Creek Drive on parcels 02070100130200, 20270100130300, and 02070100130400. See Figure 1 for a vicinity map. This study is only for the first phase. See the attached site plan for all three phases.

In the June 17, 2020, letter from the Washington State Department of Transportation (WSDOT), a traffic study was requested in the State Environmental Policy Act (SEPA) review of the project.

Phase 1 of the development proposes the construction of 16 condominiums to be used as rental units to be completed and in use by 2021.

### **PROJECT TRIPS**

#### **Trip Generation**

Trip generation estimates for Phase 1 were prepared based on the average trip rates for 16 recreation homes (land use code 610) from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. The supporting calculations are attached. No adjustments were made for transit, pass-by, or diverted links. Table 1 presents a summary of the new trip generation calculations for the typical weekday peak hours of the adjacent street.

**Table 1. ITE Trip Generation-Rock Creek Cove Hospitality Center – Phase 1**

<b>Land Use (ITE Code)</b>	Recreational Homes	
Independent Variable	Dwelling Units	
<b>Size</b>	16	
Average Weekday Trips (ADT)	56	
<b>Peak Hour Trips</b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>
<b>In</b>	2	2
<b>Out</b>	2	2
<b>Total Trips</b>	4	4

The Saturday daily trips are estimated at 48 with a PM peak hour of 6 trips, 3 entering and 3 exiting.

**Trip Distribution**

A trip distribution pattern was estimated based on population density with the assumption that most trips will originate in the Portland metropolitan area. The few trips associated with employees at the site will enter and exit from the east, but these trips will arrive or depart outside the AM and PM peak hours.

**Response to WSDOT SEPA Comments**

The Phase 1 trip generation will not impact any state corridor or intersection with more than 10 peak hour trips. Based on the WSDOT SEPA comments, no additional study is necessary for Phase 1. With the permitting of Phases 2 and 3, a traffic study should be completed to address the accumulated impacts of Phases 1 through 3.


**Traffic Safety Evaluation**

The site distance was evaluated graphically and meets safe stopping distance for Rock Creek Road, posted 25 miles per hour, at the site driveway. With completion of Phase 1, no object should be installed that would reduce the sight distance below 155 feet at the site driveway looking in either direction.

The existing sidewalk/multi-use path on Rock Creek Drive provides safe access for both pedestrians and bicyclists.

Please feel free to contact me at 360.695.3488 or John.Manix@pbsusa.com with any questions or comments.

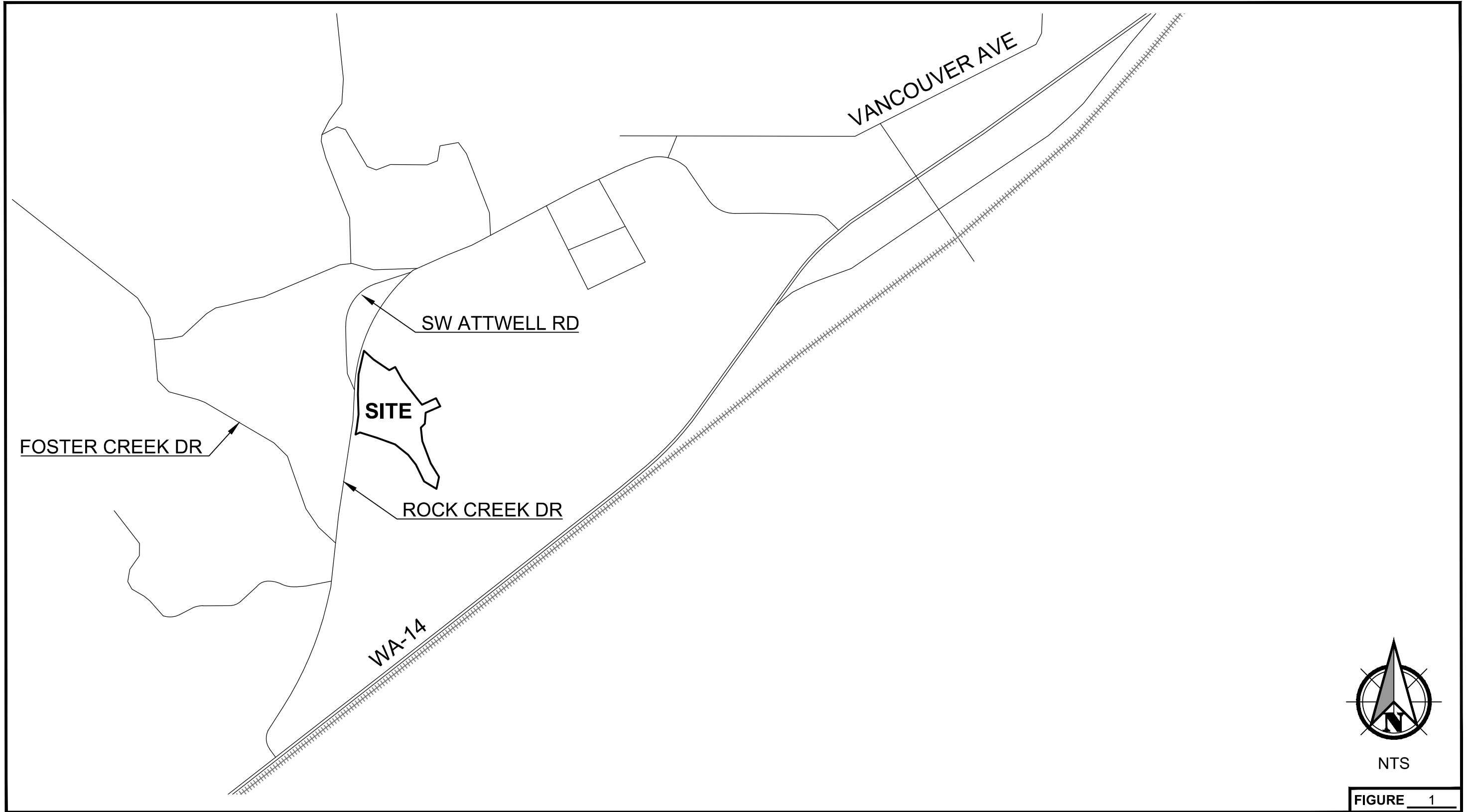
Sincerely,

  
 John Manix, PE  
 Senior Traffic Engineer



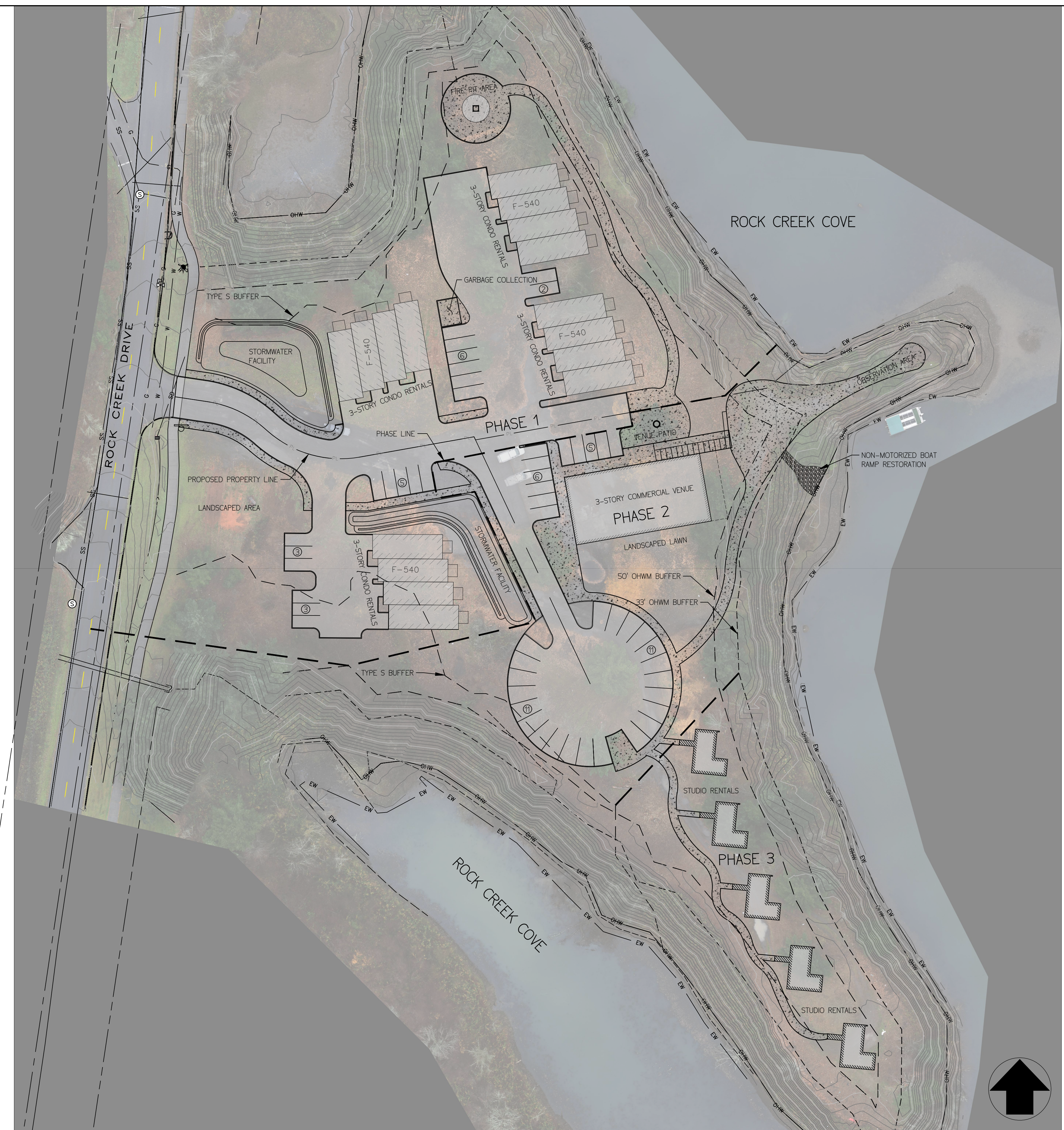
Digitally signed by John Manix  
 DN: C=US,  
 E=john.manix@pbsusa.com, O=PBS  
 Engineering and Environmental,  
 OU=Traffic Engineering, CN=John  
 Manix  
 Date: 2020.06.22 16:09:31-07'00'

Attachments: Figure 1. Vicinity Map  
 Site Plan



**Vicinity Map**  
**Rock Creek Cove Hospitality - Phase 1**

01/20/2021 11:24:58 AM PLOTTED BY: zachary pyle FILENAME: C:\\_CAD Drawings\Rock Creek Cove\PLANS\C2.0 SITE PLAN.dwg



PROJECT SUMMARY

**PHASE 1**  
 16 3-BEDROOM CONDO UNITS OPERATED AS HOTEL  
 TOTAL 48 BEDROOMS  
 TOTAL 32,950 SF  
 PEDESTRIAN ACCESS TO NORTHERN PENINSULA  
 COVERED FIRE PIT  
 LANDSCAPE IMPROVEMENTS  
 STORMWATER FACILITIES CONSTRUCTION  
 MASS GRADING  
 TYPE S BUFFER OFF-SITE MITIGATION  
 BOUNDARY LINE ADJUSTMENT

**PHASE 2**  
 15,000 SQ FT COMMERCIAL VENUE SPACE  
 LANDSCAPE IMPROVEMENTS  
 OBSERVATION AREA AND BOAT RAMP RESTORATION AND  
 SAFETY IMPROVEMENTS

**PHASE 3**  
 5 STUDIO RENTALS  
 LANDSCAPE IMPROVEMENTS



ROCK CREEK COVE HOSPITALITY  
 MASTER PLAN  
 FDM DEVELOPMENT, INC.  
 STEVENSON, WA

ISSUE	DATE	DESCRIPTION
A	01/20/2021	PRELIMINARY

DESIGNED: Z. PYLE  
 SCALE  
 0' 40' 80'

SHEET TITLE  
**SITE PLAN**  
 SHEET  
**C2.0**