



Staff Report

July 1, 2019 Council Workshop

NW Camas Meadows Drive/NW Larkspur Street Improvements Update

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PURPOSE: NW Larkspur Street has now been paved and construction is nearing substantial completion. Prior to this City capital project receiving Washington State Transportation Improvement Board (TIB) funding, the developer of the Parklands at Camas Meadows Mixed Use Development entered into a development agreement with the City. Since this agreement was executed, the developer has constructed Camas Meadows Drive from NW Payne Street to the north end of the Larkspur Street project.

The execution date of the development agreement was March 28, 2016. As part of this agreement, Section 4.5 states, "All road barricades preventing circulation on NW Larkspur Street shall remain in place pending analysis of traffic and roadway conditions in the vicinity of the (Parklands) Property, and shall only be removed at the sole discretion of the City."

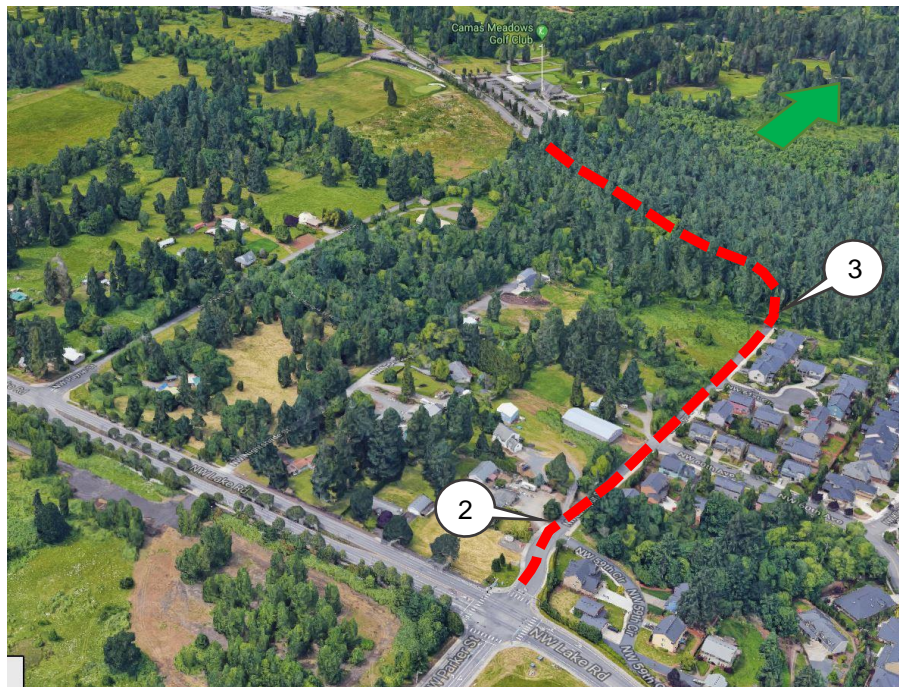


Figure 1: Camas Meadows Drive and Larkspur Street - Before Improvements

(Note: Figure 2 pictures taken at (2) Figure 3 picture taken at (3).)

As part of the Larkspur project, this traffic analysis was completed and roadway conditions have been addressed in the project design and construction, especially by way of providing traffic calming features and moving portions of the travel lane farther away from the residents on the east side of the roadway.



Figure 2: Larkspur Street Improvements Looking North Toward Camas Meadows Drive



Figure 3: Camas Meadows Drive Looking South at the Larkspur Street Capital Improvements

RECOMMENDATION: At this point in time, staff is seeking consensus from Council regarding opening NW Camas Meadows Drive/Larkspur Street to through traffic upon substantial completion of the City's capital project.