

Appendix A Master Plan TIA



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TRANSPORTATION ENGINEERING / PLANNING

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MEMORANDUM

Date: November 20, 2014 Project #: 13865

To: Curleigh Carothers, P.E.; City of Camas

cc: Ryan Lopossa, P.E.; City of Vancouver
Jeff Barsness, P.E.; Washington State Department of Transportation
David Jardin, Clark County
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From: Chris Brehmer, P.E., Kelly Laustsen, and Ribeka Toda; Kittelson & Associates, Inc.

Project: Green Mountain Master Plan

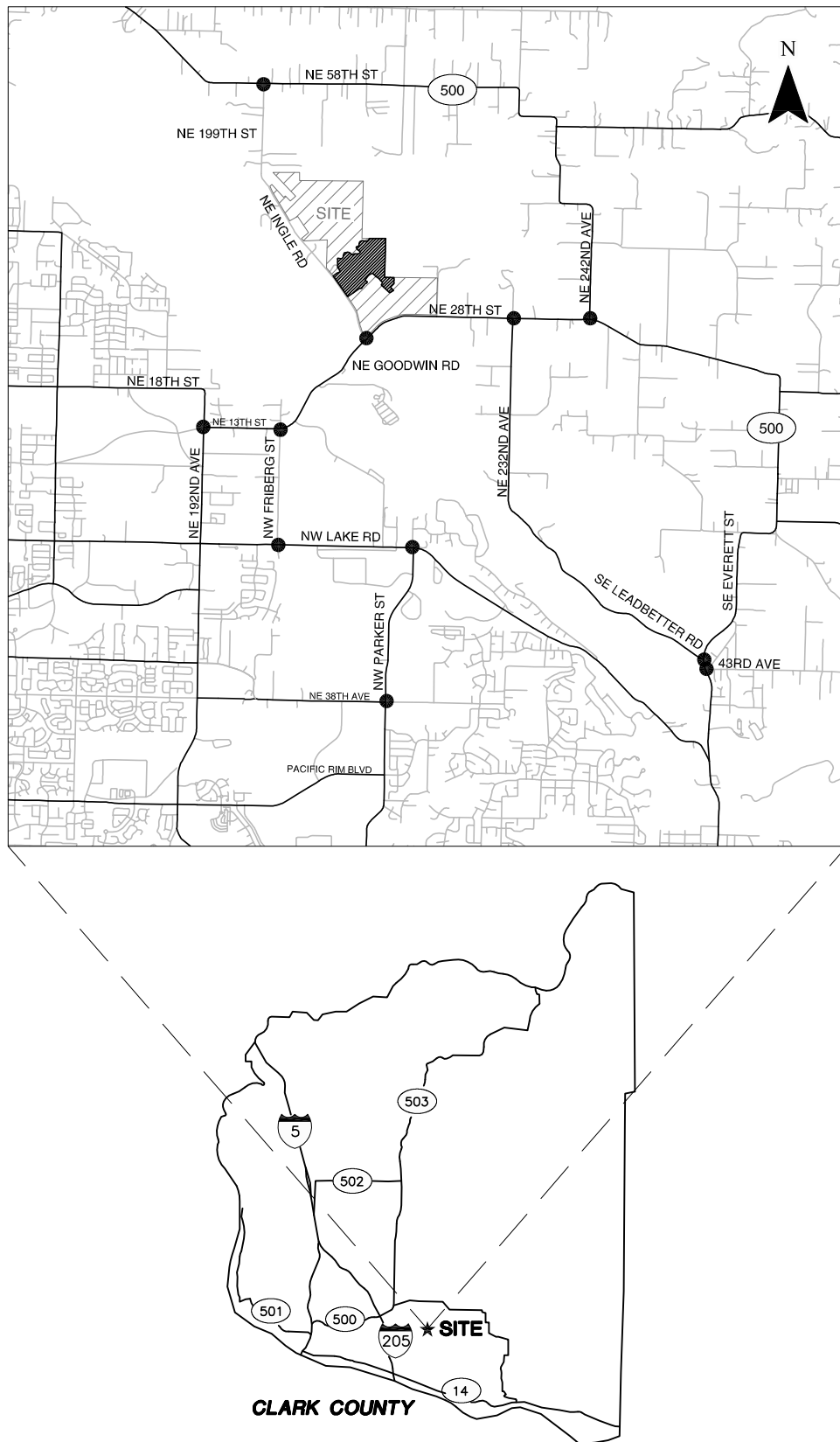
Subject: Transportation Impact Analysis

This memorandum documents the results of the transportation impact analysis prepared by Kittelson & Associates, Inc. (KAI) for the proposed Green Mountain Master Plan development to be located at the northeast corner of NE Ingle Road and NE Goodwin Road in Camas, Washington. This study concludes that Phase 1 of the site can be developed as proposed while maintaining safe and acceptable traffic operations at the study intersections assuming provision of an eastbound left-turn lane on NE Goodwin Road at NE Ingle Road. Further transportation improvements are recommended to accommodate full build-out of the proposed development. The methodology of our analysis, pertinent findings, and our recommendations are documented in this memorandum.

INTRODUCTION

Green Mountain Land, LLC is in the process of preparing a master plan to establish a mixed-use development on the 283-acre site. Green Mountain Golf Course is currently located on a large portion of the property; otherwise the site is vacant. The site is currently zoned for a mix of residential uses (R-10, MF-10 and R-6) and Community Commercial (CC). Figure 1 illustrates the site vicinity map.

The master plan proposes eight phases of development, with the sequence and timing of phases largely market dependent. It is expected that Phase 1 will be completed by 2018 and full master plan build-out will be assumed by 2029 for traffic impact assessment purposes.



● - Study Intersections

Site Vicinity
Camas, Washington

Figure
1

Figure 2 illustrates a conceptual image of the master plan site vision. A mix of residential and commercial uses is planned in accordance with the zoning, with a mixed use village proposed to better integrate the commercially zoned portion of the property. The village would be located at the southwest corner of the project and will encompass approximately twenty-four acres. Further project details are provided later in this report.

SCOPE OF THE REPORT

This analysis identifies the transportation-related impacts associated with the proposed Green Mountain Master Plan development and was prepared in accordance with City of Camas transportation impact analysis requirements. The study scope and overall study area for this project were selected based on a review of the local transportation system and direction provided by City of Camas, City of Vancouver, Clark County, and Washington Department of Transportation (WSDOT) staff.

Operational analyses were performed at the following intersections:

- NE 199th Avenue/NE 58th Street (SR 500, WSDOT maintained)
- NE 192nd Avenue/NE 13th Street (City of Vancouver maintained)
- NW Friberg Street/NE Goodwin Road
- NE Ingle Road/NE Goodwin Road
- NE 232nd Avenue/NE 28th Street
- NE 242nd Avenue (SR 500)/NE 28th Street (WSDOT maintained)
- NW Friberg Street/NW Lake Road
- NW Parker Street/NW Lake Road
- NE Everett Street (SR 500)/SE Leadbetter Road
- NW Parker Street/NE 38th Avenue
- NE Everett Street (SR 500)/NE 43rd Avenue (WSDOT maintained)
- Site-Access Driveways

GREEN MOUNTAIN

CONCEPTUAL MASTER PLAN FOR A MIXED USE PRD

CAMAS, WASHINGTON
GREEN MOUNTAIN LAND, LLC. 11/19/14

EXHIBIT B

TOTAL SITE AREA 283.3 AC

SITE AREA TABLE

R10 ZONE	119.7 AC
R6 ZONE	54.8 AC
MF10 ZONE	93.0 AC
CC ZONE	15.8 AC

RESIDENTIAL DENSITY CALCULATION

R-10	119.7 @ 4.3 / ACRES = 515 UNITS
R-6	54.8 @ 7.2 / ACRES = 395 UNITS
MF-10	93.0 @ 10 / ACRES = 930 UNITS

TOTAL 1840 UNITS

DENSITY TABLE

POD	ACRES	APPROXIMATE LOT SIZE RANGE	MAXIMUM UNITS/LOTS
A	12.2 (A1-A3)	800	219
B	15.5 (B1-B5)	1000-3000	217
C	11.9 (C1-C2)	3000-5000	95
D	41.3 (D1-D6)	4000-6000	309
E	26.5 (E1-E4)	4200-7200	172
F	28.6 (F1-F4)	5200-9000	157
G	30.0 (G1-G4)	15,000-40,000	31
H	15.4 (H1)		100

TOTALS 181.4 AC 1300

*40% OF G (TOTAL 30 ACRES) TO BE PRESERVED OPEN SPACE

PARK & OPEN SPACE	99.3 ± AC
NEIGHBORHOOD CIRCULATOR	8.2 ± AC
ARTERIAL & COLLECTOR FRONTAGE	
ORIENTATION (CLOCKWISE & INFLUENCE)	1.8 ± AC

URBAN VILLAGE AREA (H, A1, A2, A3, B1)
A COMMERCIAL, MIXED USE AND RESIDENTIAL COMMUNITY CENTER (± 33.5 AC GROSS, 14.2 AC NET)

CIRCULATION COMPONENTS

ARTERIAL	---
COLLECTOR	---
NEIGHBORHOOD CIRCULATOR	NEIGHBORHOOD CIRCULATOR
NEIGHBORHOOD CONNECTOR	NEIGHBORHOOD CONNECTOR
COMMUNITY ENTRIES & ACCESS POINTS	COMMUNITY ENTRIES & ACCESS POINTS

NOTE:
This plan shows the number of units within the park and open space area in the preliminary stages of the design. While not numbers per unit, they change. The total number of units in the proposed plan is based on the total units available within the park and open space area.



Plan provided by Western
Planning Associates,
11/19/14

Conceptual Master Plan
Camas, Washington

Figure
2

As required by the City of Camas, a transportation impact study was prepared to address the following transportation issues:

- Year 2014 existing land use and transportation system conditions within the site vicinity during the weekday a.m. and p.m. peak hours;
- Planned developments and transportation improvements in the study area;
- Trip generation and distribution estimates for the proposed development;
- Forecast year 2018 background traffic conditions without the proposed development during the weekday a.m. and p.m. peak hours;
- Forecast year 2018 total traffic conditions with the completion of Phase 1 of the proposed development during the weekday a.m. and p.m. peak hours;
- Forecast year 2029 background traffic conditions without the proposed development during the weekday a.m. and p.m. peak hours;
- Forecast year 2029 total traffic conditions with full build-out and occupancy of the proposed development during the weekday a.m. and p.m. peak hours;
- Level of service analyses for the study intersections; and
- On-site access and circulation.

Conclusions and recommendations are provided following the operational analysis.

ANALYSIS METHODOLOGY

All level of service analyses described in this report were performed in accordance with the procedures stated in the *2000 Highway Capacity Manual* (Reference 1). A description of level of service and the criteria by which they are determined is presented in *Appendix "A"*. *Appendix "A"* also indicates how level of service is measured and what is generally considered the acceptable range of level of service.

To ensure that this analysis was based on a reasonable worst-case scenario, the peak 15 minute flow rate during the peak hour analysis periods was used in the evaluation of all intersection levels of service. For this reason, the analysis reflects conditions that are only likely to occur for 15 minutes out of each average peak hour. Traffic conditions during other weekday hours and throughout the weekend will likely be better than those described in this report.

At the City of Vancouver-maintained NE 192nd Avenue/NE 13th Street intersection, the peak 15-minute flow rate was assessed by applying the peak 15-minute volume across the hour and not applying a peak hour factor in accordance with guidance provided by the City.

Operating Standards

The study intersections are each operated and maintained by one of three impacted jurisdictions: WSDOT, the City of Vancouver, or the City of Camas. Each of these jurisdictions has their own operating standards. WSDOT requires LOS "E" or better for non-HSS (Highways of Statewide Significance) in urban areas, City of Vancouver requires LOS "E" or better and a v/c ratio of less than 0.95 for signalized intersections. The City of Camas requires LOS "D" or better and a v/c ratio of 0.90 or better for all intersections. Table 1 lists the study intersections, the responsible jurisdiction, and the corresponding operating standard.

Table 1: Operating Standards at Study Intersections

ID	Study Intersection	Jurisdiction	Standard
1	NE 199 th Avenue/NE 58 th Street (SR 500)	WSDOT	LOS "C" for non-HSS in rural area ¹
2	NE 192 nd Avenue/NE 13 th Street	Vancouver	LOS "E" and v/c ratio less than 0.95
3	NW Friberg Street/NE Goodwin Road	Camas	LOS "D" and v/c of 0.90 or better
4	NE Ingle Road/NE Goodwin Road	Camas	LOS "D" and v/c of 0.90 or better
5	NE 232 nd Avenue/NE 28 th Street	Camas	LOS "D" and v/c of 0.90 or better
6	NE 242 nd Avenue (SR 500)/NE 28 th Street	WSDOT	LOS "C" for non-HSS in rural area ¹
7	NW Friberg Street/NW Lake Road	Camas	LOS "D" and v/c of 0.90 or better
8	NW Parker Street/NW Lake Road	Camas	LOS "D" and v/c of 0.90 or better
9	NE Everett Street (SR 500)/SE Leadbetter Road	WSDOT	LOS "C" for non-HSS in rural area ¹
10	NW Parker Street/NE 38 th Avenue	Camas	LOS "D" and v/c of 0.90 or better
11	NE Everett Street (SR 500)/NE 43 rd Avenue	WSDOT	LOS "C" for non-HSS in rural area ¹

¹The City of Camas TIF Update applied the WSDOT standard for facilities in urban areas (LOS "E" for non-HSS in urban area). Based on conversations with WSDOT, the standard for rural areas is currently applicable to the WSDOT study intersections.

Source: City of Camas Traffic Impact Fee Update (Reference 2)

Turn Lane Guidelines

For roadways under Washington State jurisdiction, such as SR 500, WSDOT has defined traffic-volume based turn lane guidelines within the *WSDOT Design Manual* (Reference 3). Left-turn lane guidelines are provided in section 1310.04(2)(a) while right-turn lane guidelines are provided in section 1310.04(3).

EXISTING CONDITIONS

The existing conditions analysis identifies site conditions and the current operational and geometric characteristics of roadways within the study area. These conditions will be compared with future conditions later in this report.

The site of the proposed development and surrounding study area was visited and inventoried in March 2014. At that time, information was collected regarding site conditions, adjacent land uses, existing traffic operations, and transportation facilities in the study area.

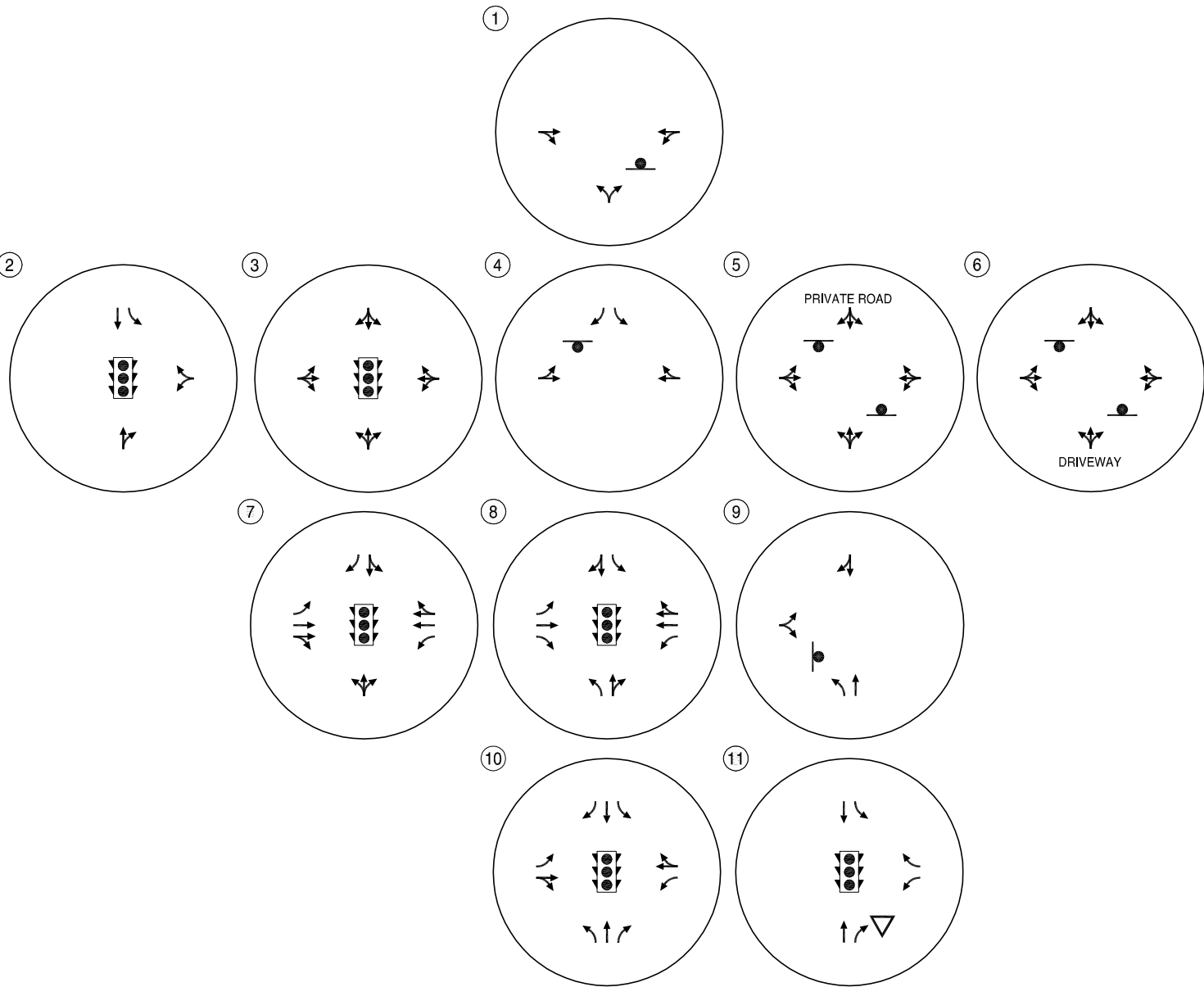
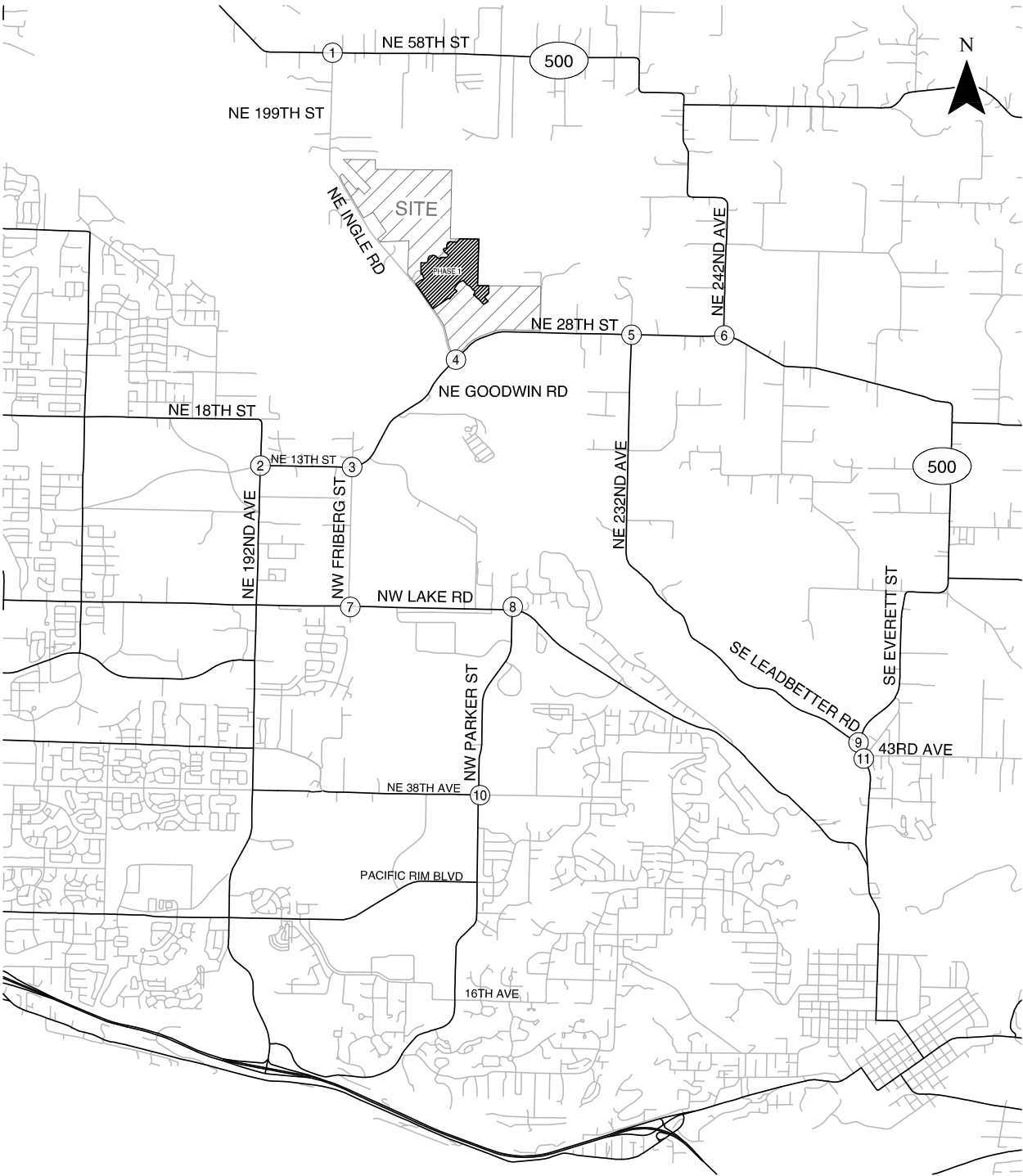
Site Conditions and Adjacent Land Uses

The area encompassed by the master plan site is largely undeveloped. The southwest corner of the property is occupied by the Green Mountain Golf Course, a portion of which is proposed to remain open after completion of the Phase 1 master plan development. The areas surrounding the site are also largely undeveloped, with a few single family homes situated along NE 28th Street, NE 199th Avenue, and SR 500.

Transportation Facilities

Table 2 provides a summary of key transportation facilities in the site vicinity and Figure 3 illustrates the existing lane configurations and traffic control devices at the study intersections.

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- STOP SIGN
- TRAFFIC SIGNAL
- YIELD SIGN

Existing Lane Configurations and Traffic Control Devices
Camas, Washington

Figure
3

Table 2: Existing Transportation Facilities and Roadway Designations

Roadway	Classification ¹	Cross-Section	Speed Limit (mph)	Side-Walks?	Bicycle Lanes?	Median?	On-Street Parking?
NE 13 th Street / NE Goodwin Road / NE 28 th Street	Arterial	5-lane	40	Yes	Yes	Yes	None
SR 500	Non-HSS ²	2-lane	50	None	None	None	None
NE Ingle Road / NE 199 th Avenue	Collector	2-lane	50	None	None	None	None
NE 192 nd Avenue	Arterial	2-lane	40	Partial	None	None	None
SE 192 nd Avenue	Arterial	5-lane	40	Partial	None	None	None
NW Friberg Street / NE 202 nd Avenue	Arterial	2-lane	40	Partial	None	None	None
SE 1 st Street / NW Lake Road	Arterial	5-lane	40	Yes	Yes	Yes	None
NW Parker Street	Arterial	5-lane	35	Yes	Yes	None	None
NE Everett Road	Arterial	2-lane	35	None	None	None	None
NW Pacific Rim Blvd./ SE 34 th Street	Arterial	5-lane	40	Yes	None	Yes	None

¹ Source: City of Camas Traffic Impact Fee Update (Reference 2)

² HSS = Highways of Statewide Significance

Pedestrian and Bicycle Facilities

Neither sidewalks nor striped bicycle facilities are provided in the vicinity of the site on either NE Ingle Road or NE Goodwin Road/NE 28th Street.

Transit Facilities

The C-Tran *Camas Connector* Dial-A-Ride service currently operates within a portion of the study area, with a northern boundary of Lake Road, western boundary of Parker Street, and eastern boundary of SR 500. This service operates by accepting telephone calls from riders to be taken to a location inside a defined boundary. The hours of operation are Monday through Friday from 5:30 a.m. to 9:15 a.m. and 2:00 p.m. to 7:00 p.m. No service is available on holidays (Reference 4).

Crash Analysis

The crash histories of the study intersections were reviewed in an effort to identify potential intersection safety issues. Crash records were obtained from WSDOT. The data represents records between January 1, 2008 and November 30, 2013. The crash rate was calculated to determine the number of crashes per million entering vehicles (MEV). Generally speaking, a crash rate greater than 1.0 crashes per MEV suggests locations where crash patterns should be reviewed in greater detail.

A brief discussion of the crash data at key intersections is presented after Table 3. There were no fatalities reported at the study intersections during the time periods studied. *Appendix "B" contains the crash data.*

As shown in Table 3, the two intersections where the highest crash rates were observed were NE 199th Avenue/NE 58th Street and NE Ingle Road/NE Goodwin Road. At all other intersections, the observed crash rates are well below 1.0 crash per million entering vehicles.

Table 3: Intersection Crash Histories (1/1/2008 - 11/30/2013)

Intersection	Total	Collision Type						Severity		Crash Rate Crashes/ MEV ²
		Rear End	Turn -ing	Angle	Pedes -trian	Fixed Object	Road way Ditch	PDO ¹	Injury	
1. NE 199 th Ave / NE 58 th St (SR 500)	7	0	0	4	0	3	0	5	2	0.57
2. NE 192 nd Ave / NE 13 th St	8	1	6	0	0	1	0	4	4	0.27
3. NE Friberg St / NE Goodwin Rd	5	1	3	1	0	0	0	3	2	0.32
4. NE Ingle Rd / NE Goodwin Rd	16	4	0	5	1	4	2	11	5	1.03
5. NE 232 nd Ave / NE 28 th St	3	0	0	1	0	2	0	2	1	0.25
6. NE 242 nd Ave (SR 500)/ NE 28 th St	4	0	0	2	0	1	1	2	2	0.30
7. NW Friberg St / NW Lake Rd	6	3	0	1	0	2	0	6	0	0.24
8. NW Parker St / NW Lake Rd	3	0	1	0	0	2	0	3	0	0.12
9. NE Everett St (SR 500)/ SE Leadbetter Rd	5	0	0	0	0	3	2	2	3	0.54
10. NW Parker St / NE 38 th Ave	9	0	5	4	0	0	0	6	3	0.29
11. NE Everett St (SR 500) / NE 43 rd Ave	7	1	5	0	0	1	0	3	4	0.36

¹ PDO = Property Damage Only | ² MEV = Million Entering Vehicles

NE 199th Avenue/NE 58th Street (SR 500)

The second highest crash rate, 0.57, occurs at the intersection of NE 199th Avenue/NE 58th Street. There have been seven reported collisions, including four angle collisions and three fixed-object collisions at this intersection. The crash data was reviewed in an effort to identify potential trends. Three of the angle crashes involved vehicles making a northbound left turn from NE 199th Avenue to NE 58th Street; another involved an eastbound vehicle turning right from NE 58th Street to NE 199th Avenue. Of the three fixed object collisions, two involved utility poles and one involved a domestic animal. Collisions with domestic animals are challenging to eliminate and one of the collisions with the utility poles involved a driver asleep at the wheel. Four of the seven crashes occurred during wet road surface conditions. Given the relatively low number of reported collisions

and the unusual nature of three of the seven collisions (the three fixed-object collisions), there are no safety-based mitigation measures recommended at this intersection at this time in conjunction with site development. If an eastbound right-turn lane is added to the intersection in the future (which is currently warranted as will be described later in this report), it may provide safety benefits.

NE Ingle Road/NE Goodwin Road

The highest crash rate, 1.03, occurs at the intersection of NE Ingle Road/NE Goodwin Road. There have been reported collisions including 4 four rear-end collisions, 5 five angle collisions, 4 fixed-object collisions (involving a utility pole, a mailbox, a boulder, and a wood sign post), 2 roadway ditch collisions, and a pedestrian collision at this intersection. As discussed later in this report, the Green Mountain Master Plan proposes to construct an exclusive eastbound left-turn lane on NE Goodwin Road at NE Ingle Road in conjunction with the Phase 1 site development. Providing an eastbound left-turn lane and potential related reconfiguration of the southbound stop bar location (refer to sight distance discussion below) in conjunction with Phase 1 site development could provide a safety benefit at this intersection.

Two of the angle collisions involved vehicles exceeding reasonably safe speeds while making a westbound right-turn at the intersection. One of the recommended mitigation measures for the 2029 full build-out scenario of the proposed development is the addition of a westbound right-turn lane at this intersection, which could provide a safety benefit for turning vehicles. Additional long-term mitigation measures anticipated in conjunction with site development include constructing a three-lane roadway section on NE Goodwin Road along the site frontage and signaling the intersection when warranted.

Intersection Sight Distance

Intersection sight distance was observed at the study intersections and was found to meet applicable city or WSDOT standards, with the exception of the sight distance at the NE Ingle Road/NE Goodwin Road intersection. As shown in Exhibit 1 below, the stop bar on NE Ingle Road is set back approximately 25 feet from the edge of NE Goodwin Road.

Exhibit 1: Stop Bar on NE Ingle Road at NE Goodwin Road



Image source: Google Maps (right image)

As indicated in Exhibit 2, vehicles currently pull past the stop bar to obtain sufficient sight distance to then execute a turning maneuver. Regardless of the proposed site development, we recommend that the City of Camas consider potential improvements to enhance the intersection sight distance, such as relocating the stop bar closer to NE Goodwin Road.

Exhibit 2: Vehicle Waiting to Make Left-Turn from NE Ingle Road to NE Goodwin Road



Existing Traffic Operations

Manual turning-movement counts were conducted at the study intersections in March and April 2014. The counts were conducted on a typical mid-week day during the morning peak period (7:00 to 9:00 a.m.) and the evening peak period (4:00 to 6:00 p.m.) per City requirements. Individual Intersection peak hours were then identified for operational analysis purposes.

Figures 4 and 5 provide a summary of the existing turning-movement counts, which are rounded to the nearest five vehicles per hour for the weekday a.m. and p.m. peak hours, respectively. *Appendix “C” contains the traffic count worksheets used in this study.*

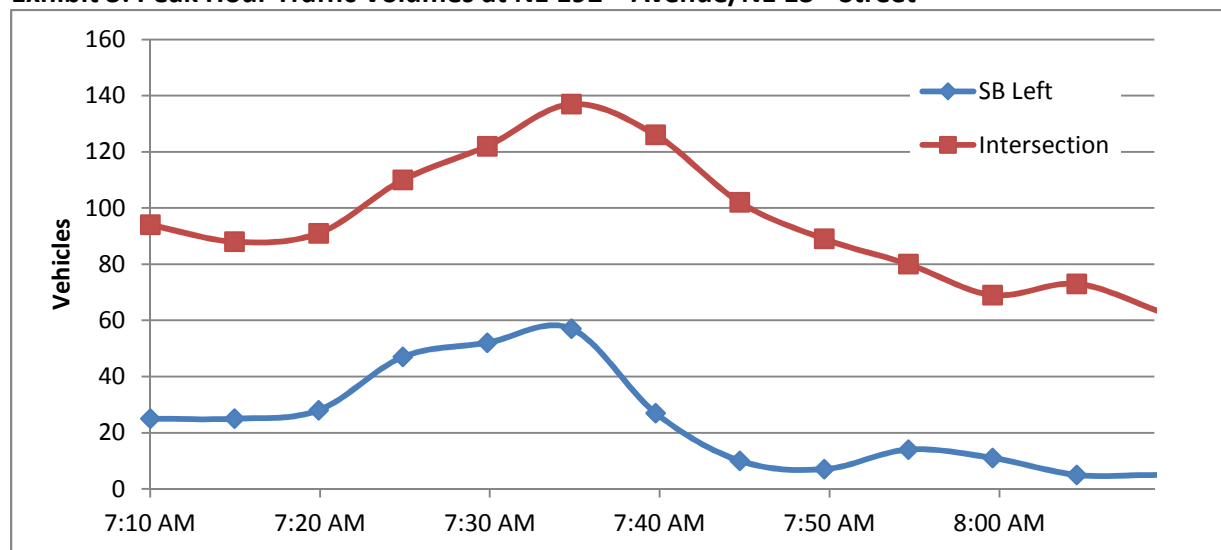
As shown in Figures 4 and 5, the study intersections operate acceptably during both study periods. *Appendix “D” contains the existing conditions traffic operations worksheets.*

Operations at NE 192nd Avenue / NE 13th Street

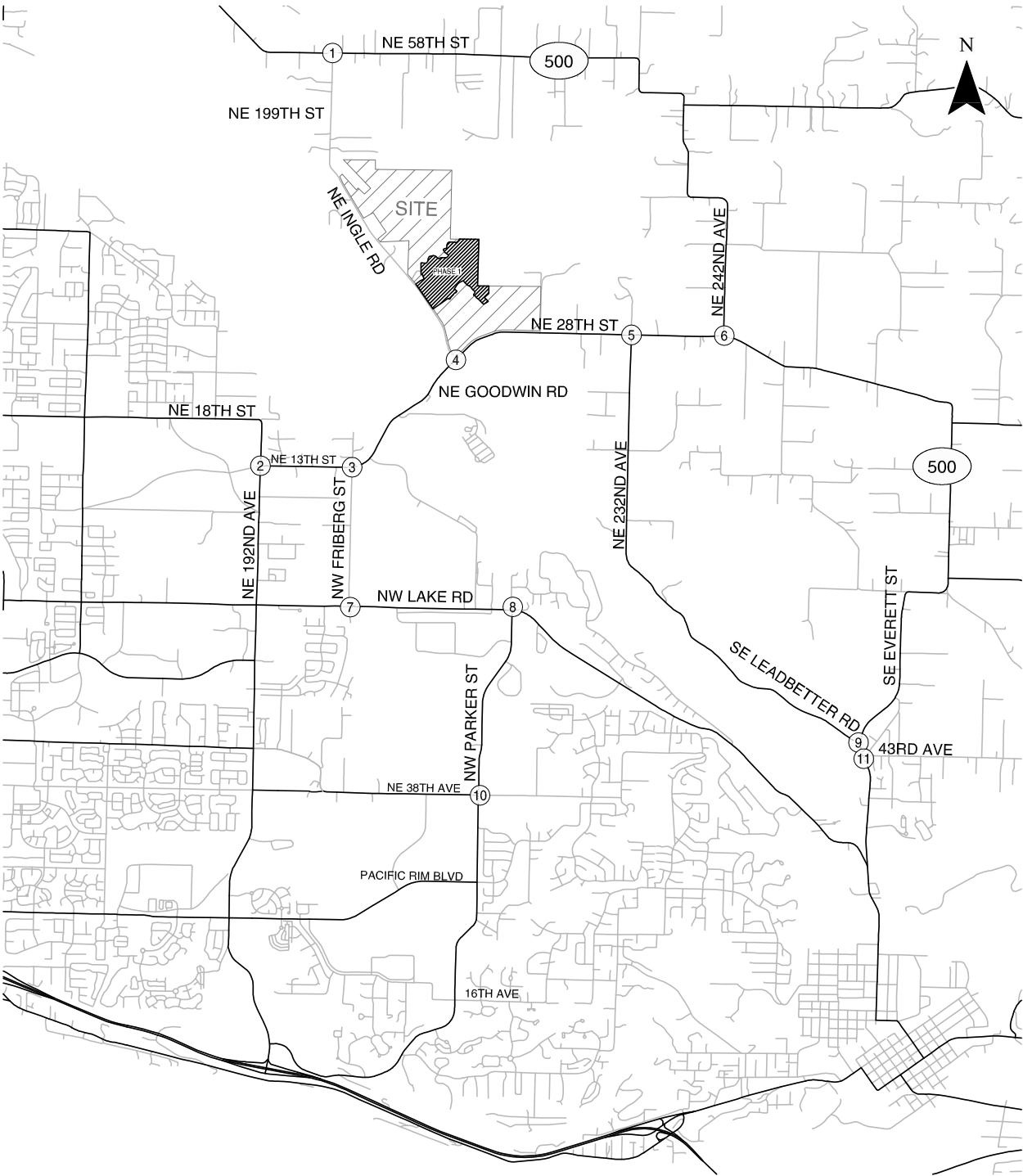
As noted in the “Analysis Methodology” section, analysis of the City of Vancouver-maintained NE 192nd Avenue/NE 13th Street intersection involved application of the peak 15-minute flow rate across the hour and not applying a peak hour factor. This analysis methodology is in accordance with guidance provided by the City.

During the weekday AM peak hour, significant peaking occurs at the intersection related to vehicles accessing Union High School on NW Friberg Street. In particular, the southbound left-turning volume peaks in advance of the school start at 7:45 AM, as shown in Exhibit 3. During this “peak of the peak” period, queueing for the southbound left-turn lane sometimes exceeds the available striped storage (approximately 160 feet). Based on field observation, heightened delays and queueing for the southbound left-turn movement are contained to about fifteen minutes in advance of the school start, during which time some southbound left-turning vehicles do not clear through the intersection during each cycle. After this time, volumes decrease significantly and left-turning vehicles consistently clear through the intersection in a single cycle.

Exhibit 3: Peak Hour Traffic Volumes at NE 192nd Avenue/NE 13th Street

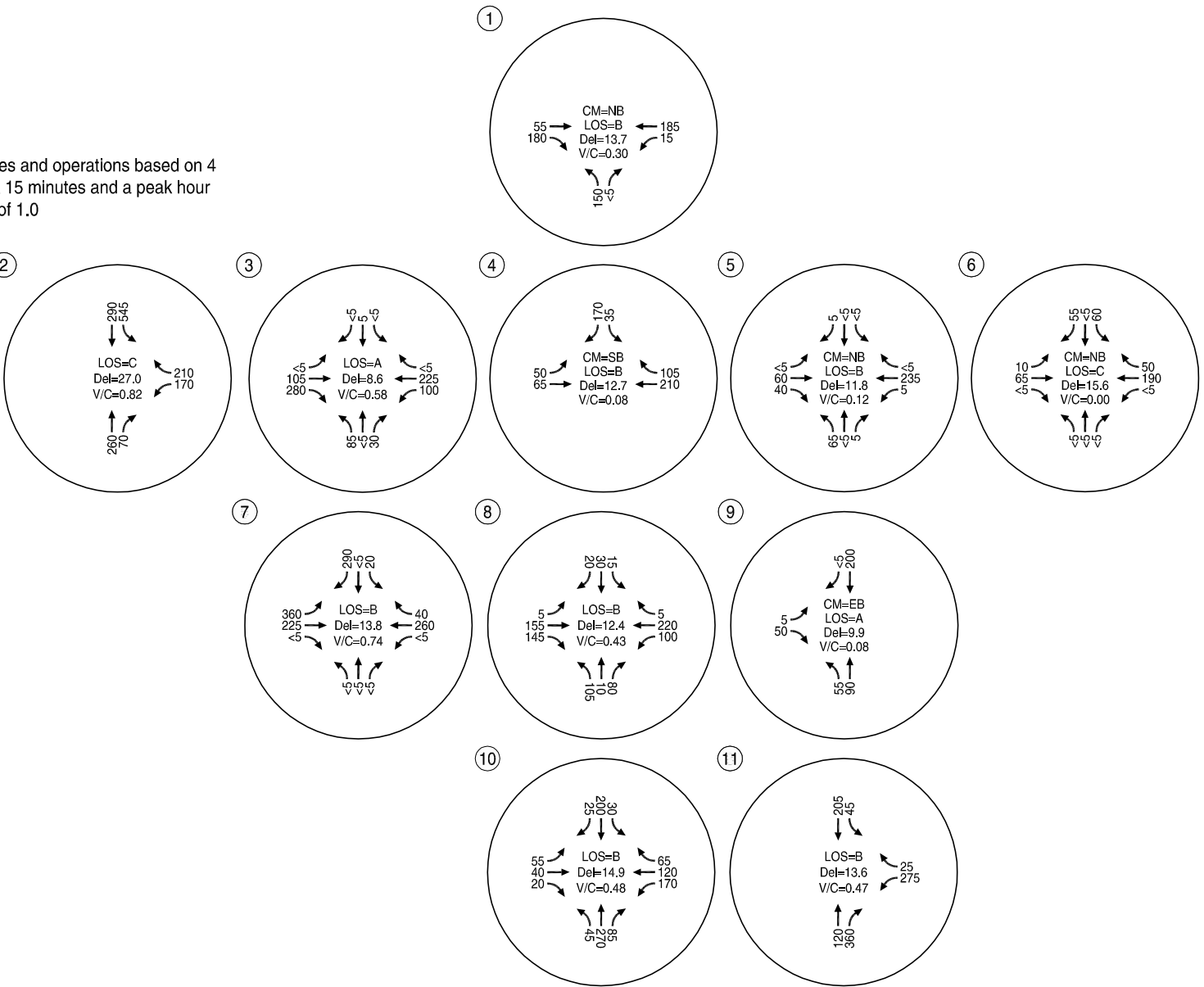


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★ Volumes and operations based on 4 x peak 15 minutes and a peak hour factor of 1.0

★ ②

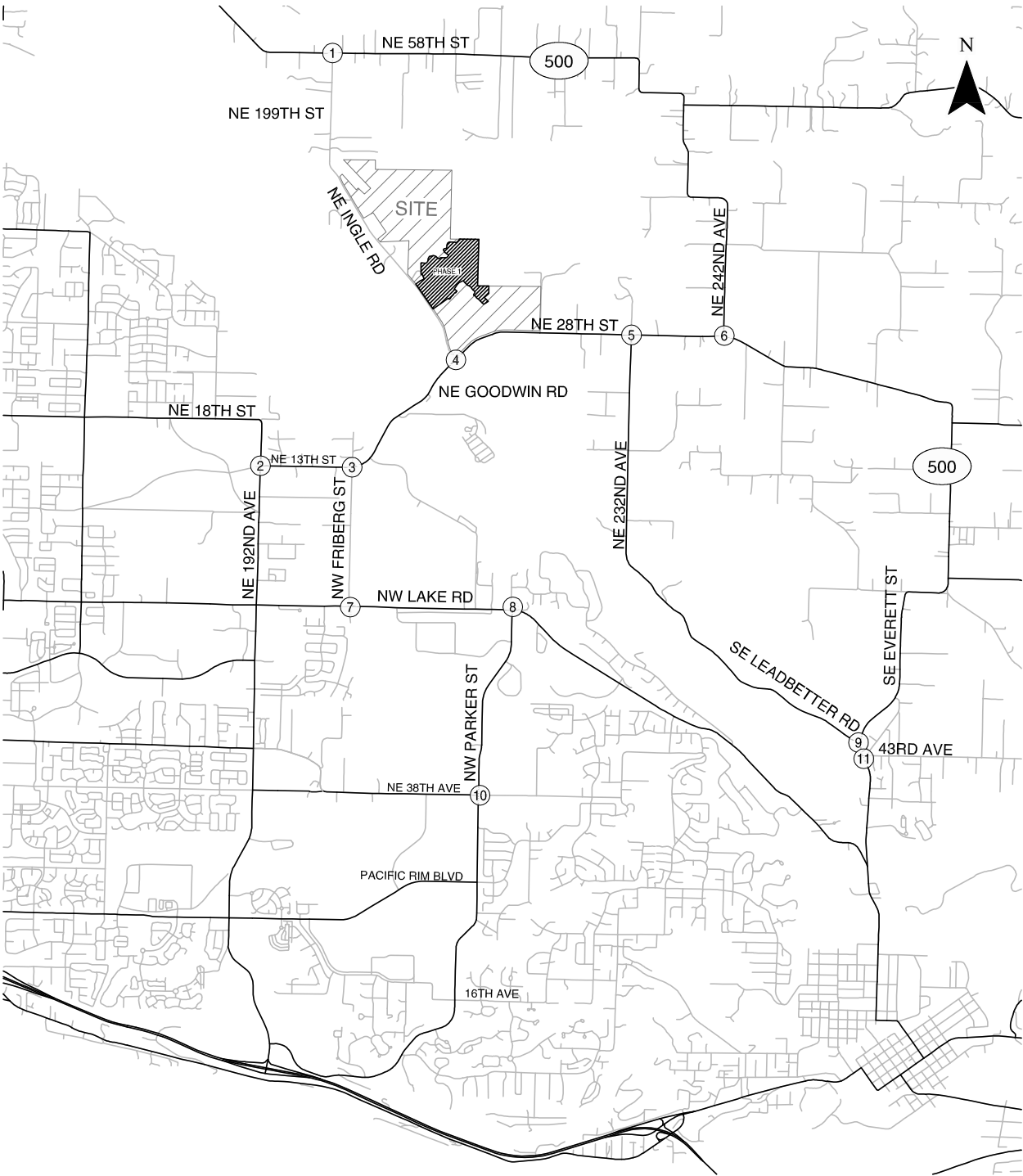


CM = CRITICAL MOVEMENT (TWSC)
LOS = INTERSECTION LEVEL OF SERVICE (SIG) / CRITICAL MOVEMENT
LEVEL OF SERVICE (TWSC)
Del = INTERSECTION AVERAGE CONTROL DELAY (SIG) / CRITICAL
MOVEMENT CONTROL DELAY (TWSC)
V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
TWSC = TWO-WAY STOP CONTROL

Existing Intersection Operations
Weekday AM Peak Hour
Camas, Washington

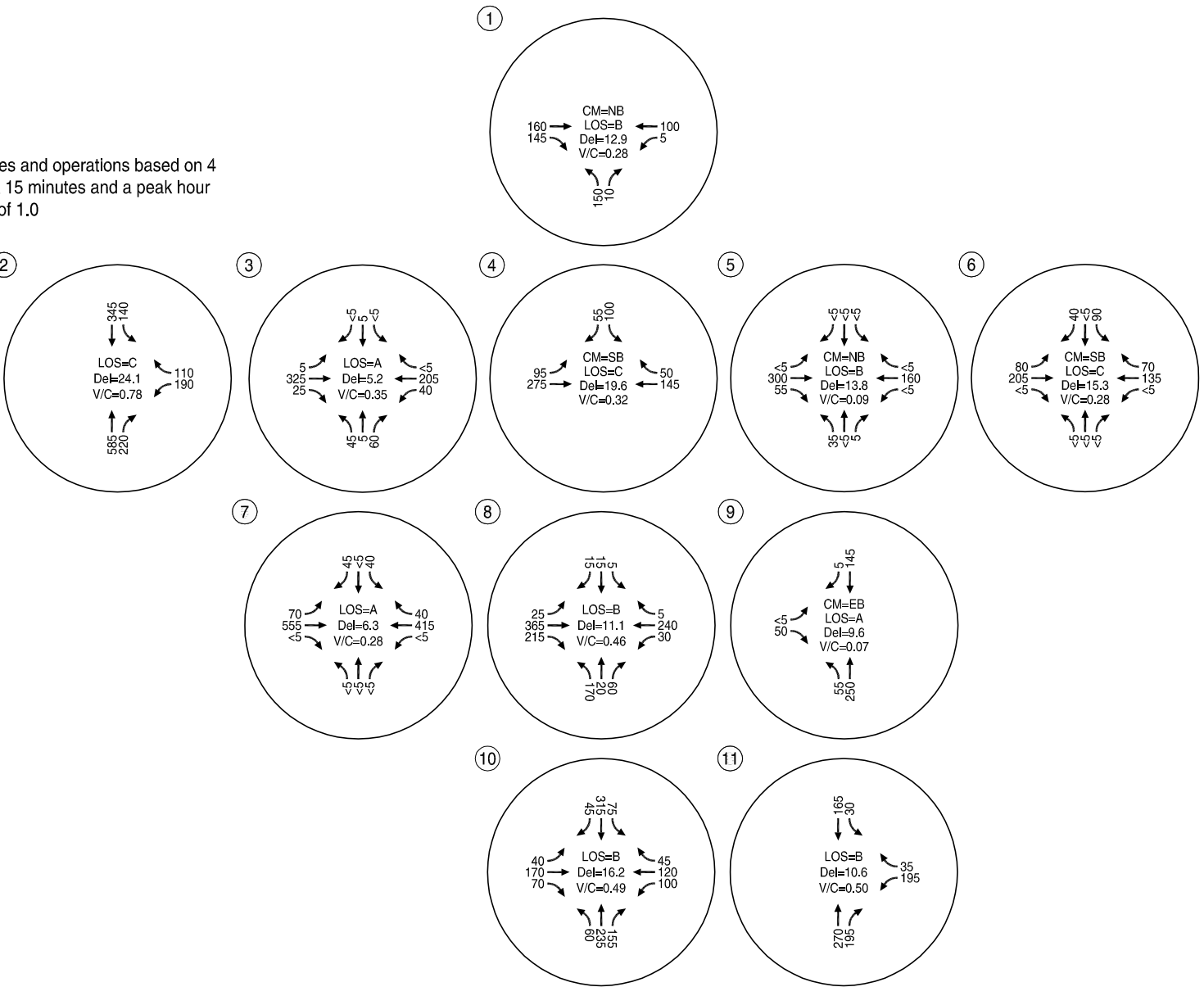
Figure
4

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★ Volumes and operations based on 4 x peak 15 minutes and a peak hour factor of 1.0

★ ②



CM = CRITICAL MOVEMENT (TWSC)
LOS = INTERSECTION LEVEL OF SERVICE (SIG) / CRITICAL MOVEMENT LEVEL OF SERVICE (TWSC)
Del = INTERSECTION AVERAGE CONTROL DELAY (SIG) / CRITICAL MOVEMENT CONTROL DELAY (TWSC)
V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
TWSC = TWO-WAY STOP CONTROL

Existing Intersection Operations
Weekday PM Peak Hour
Camas, Washington

Figure
5

TRAFFIC IMPACT ANALYSIS

The traffic impact analysis identifies how the study area's transportation system will operate upon phased build-out of the proposed master plan site. A horizon year of 2018 was selected to assess conditions with build-out of Phase 1 while a 15-year 2029 horizon year was assumed for site build-out. The impact of site-generated weekday a.m. and p.m. peak hour trips was examined as follows:

- Planned developments and transportation improvements in the study area were identified and accounted for;
- Trip generation and distribution estimates for the proposed development were prepared for Phase 1 and full build-out of the proposed development;
- Forecast year 2018 background traffic conditions without the proposed development were analyzed at the study intersections;
- Forecast year 2018 total traffic conditions with completion of Phase 1 of the proposed development were analyzed at the study intersections;
- Forecast year 2029 background traffic conditions without the proposed development were analyzed at the study intersections;
- Forecast year 2029 total traffic conditions with full build-out and occupancy of the proposed development were analyzed at the study intersections; and
- On-site circulation and site-access operations were evaluated.

Proposed Development Plan

Green Mountain Land, LLC is proposing to master plan the 283-acre site with mixed-use development. Green Mountain Golf Course is currently located on a large portion of the master plan property. We understand that a portion of the existing Green Mountain Golf Course may remain temporarily available for use after completion of Phase 1 site development and that, ultimately, the golf course will be closed prior to full master plan build-out. No effort has been made to account for "credit" for existing trips to and from the golf course for the purposes of this transportation impact analysis report.

The master plan proposes eight phases of development, with the sequence and timing of phases to be finalized pending market conditions. It is expected that Phase 1 will be completed by 2018 and full master plan build-out is assumed by 2029 for traffic impact assessment purposes. A mix of residential and commercial uses is planned in accordance with the zoning, with a mixed use village proposed to better integrate the commercially zoned portion of the property. The application seeks

approval of an overlay zone for a portion of the site intended for an urban village. The village would be located at the southwest corner of the project and will encompass approximately twenty-four acres.

For traffic impact study purposes, Phase 1 is assumed to consist of a residential component with 215 single-family detached homes. Full build-out of the master plan residential component assumed construction of up to 536 apartment units and 764 single-family detached homes. The retail portion of the proposed development plan was assumed to develop after Phase 1 and was assumed to be a 90,000 square-foot shopping center for trip generation purposes¹.

Access to Phase 1 development is anticipated along NE Ingle Road, with additional access added to NE Goodwin Road during later stages of the development. Final details of the number and location of site access points will be defined during preparation of individual site plan applications, therefore appropriate planning level assumptions have been made for master planning purposes. The proposed master plan anticipates two public street neighborhood circulator connections to NE Goodwin Road serving the site in conjunction with two public street neighborhood circulator connections along NE Ingle Road. The commercial site is expected to have direct driveway access to NE Ingle Road. Some residential areas (not individual residence driveways) not served by the anticipated neighborhood circulator facilities may also seek direct access to NE Ingle Road or NE Goodwin Road as appropriate.

Trip Generation

Trip generation estimates for the proposed development were generated based on information provided in the standard reference manual *Trip Generation, 9th Edition* published by the Institute of Transportation Engineers (ITE – Reference 7). The internal and pass-by trip rates applied to each land use were also determined from ITE's *Trip Generation, 9th Edition*. Table 4 summarizes the daily, weekday a.m., and weekday p.m. peak-hour trips for the Phase 1 assumed development while Table 5 summarizes the complete master plan site trip generation estimate. All daily trips have been rounded to the nearest ten and all peak hour trips have been rounded to the nearest five trips.

¹ The unit mix for phase 1 and buildout was developed based on a reasonable worst-case scenario. Final development may result in a less-intense mix of residential units.

Table 4: Trip Generation Estimate – Phase 1

Land Use	ITE Code	Size	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	215 units	2,050	160	40	120	215	135	80

Table 5: Trip Generation Estimate – Build-out (Includes Phase 1)

Land Use	ITE Code	Size	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Apartment	220	536 units	3,570	275	55	220	330	215	115
Single-Family Detached Housing	210	764 units	7,270	575	145	430	765	480	285
Total Residential (1,300 units)			10,840	850	200	650	1,095	695	400
Internalization (6% Daily, 5% PM)			630	0	0	0	60	30	30
Shopping Center	820	90,000 square feet	6,340	145	90	55	560	270	290
Internalization (10% Daily, 11% PM)			630	0	0	0	60	30	30
Pass-By Trips (34%)			1,940	50	25	25	170	85	85
Total Trips			17,180	995	290	705	1,655	965	690
Less Internalization			1,260	0	0	0	120	60	60
Less Pass-by trips			1,940	50	25	25	170	85	85
Net New Trips for Full Build-out			13,980	945	265	680	1,365	820	545

Trip Distribution

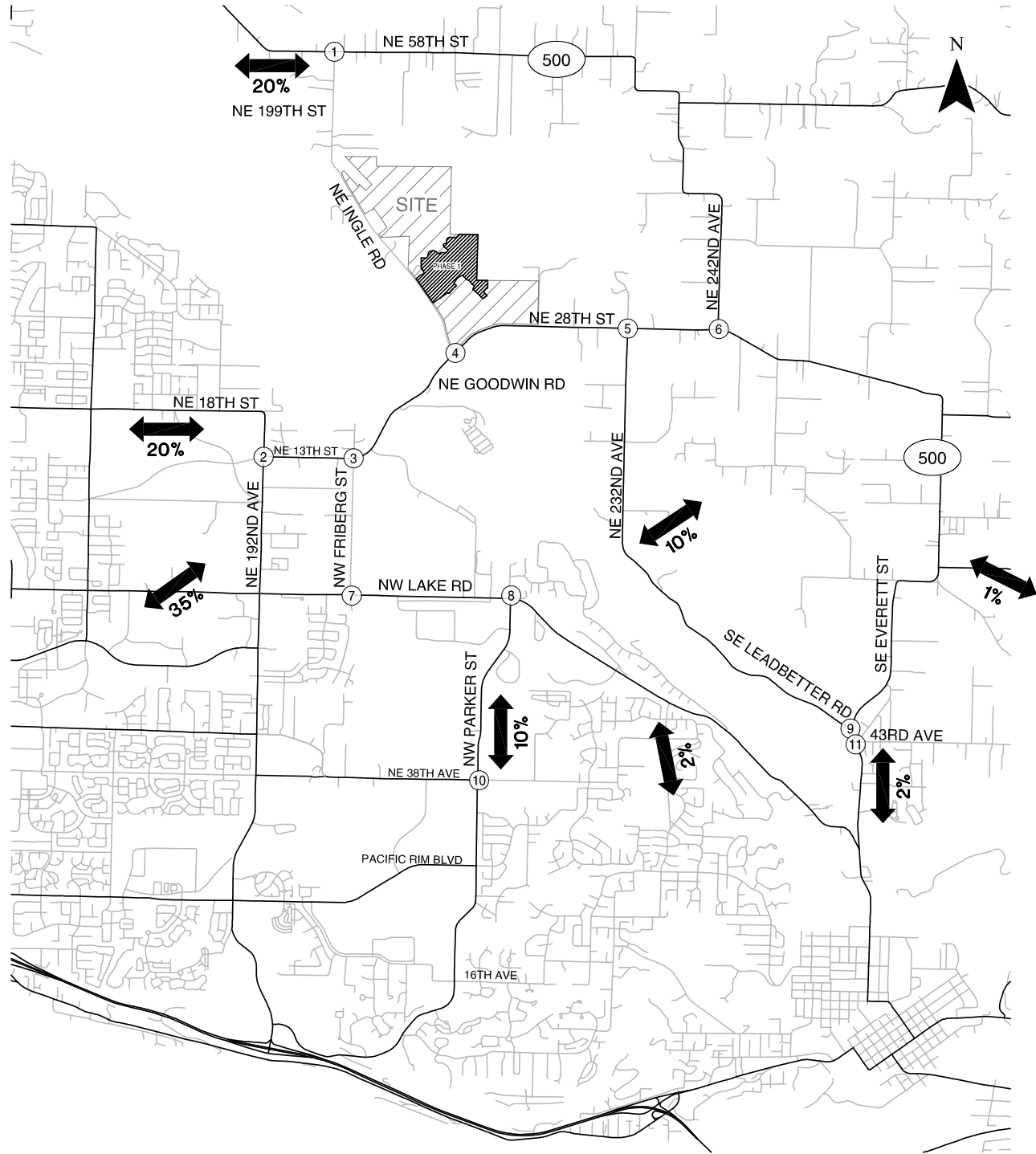
The distribution of site-generated trips onto the study area roadway system was estimated based on a review of surrounding roadway characteristics, existing uses, the 2035 travel demand model maintained by the Southwest Washington Regional Transportation Council (RTC), and review agency guidance. Trip distribution patterns were developed separately for the residential and retail trips. Figure 6 illustrates the trip distribution patterns for the residential and retail trips.

Trip Assignment

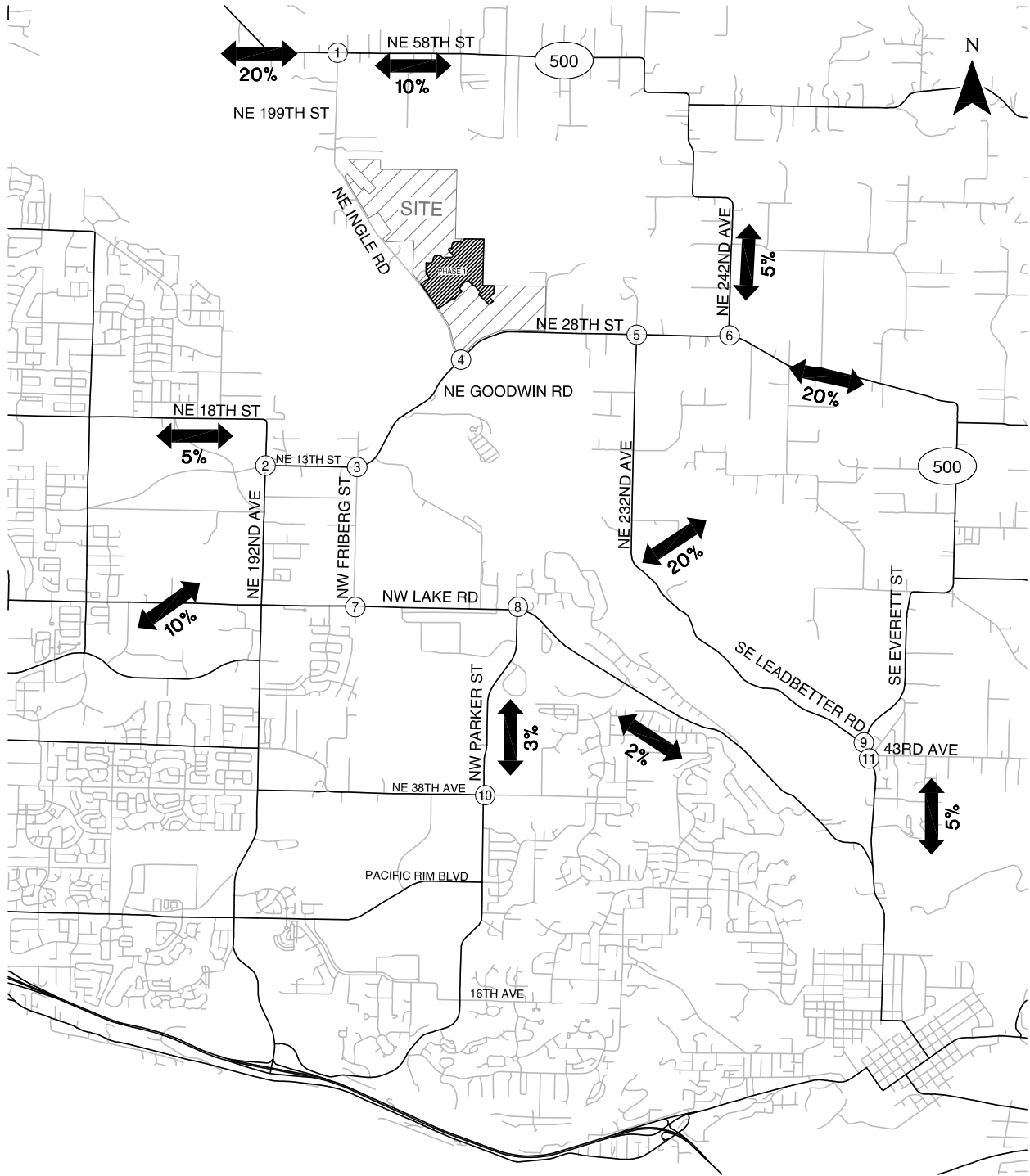
The weekday a.m. and p.m. peak hour site trips shown in Tables 4 and 5 were assigned to the roadway network based on the trip distribution patterns shown in Figure 6. Figures 7 through 10 show the assignment of site-generated trips during the weekday a.m. and p.m. peak hours for Phase 1 and at Build-out. Note that the site-generated build-out volumes shown in Figures 9 and 10 include the Phase 1 site-generated trips and thus reflect the total number of trips generated. A figure showing the assignment of pass-by trips is provided in Appendix “E”.

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RESIDENTIAL DISTRIBUTION:



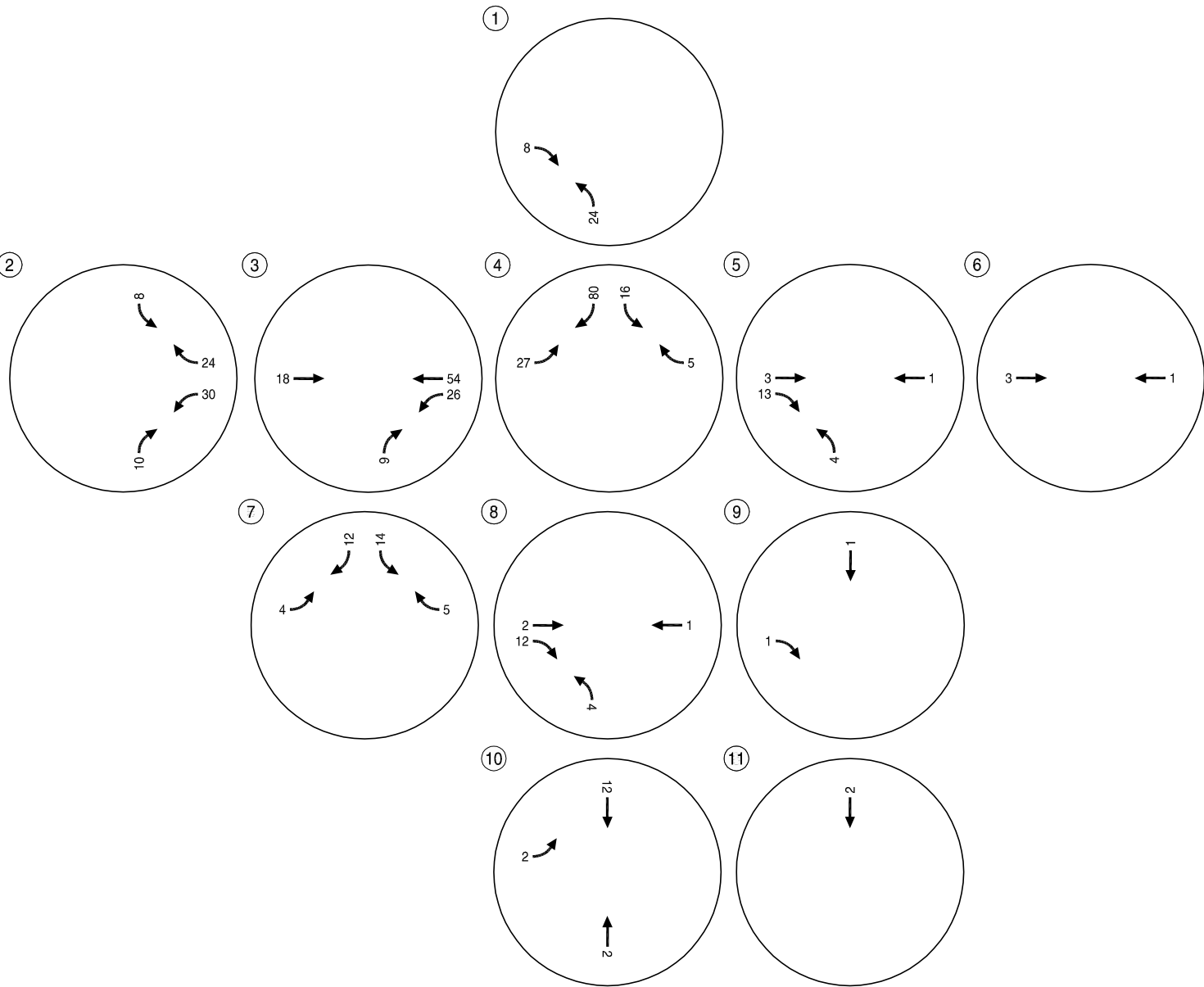
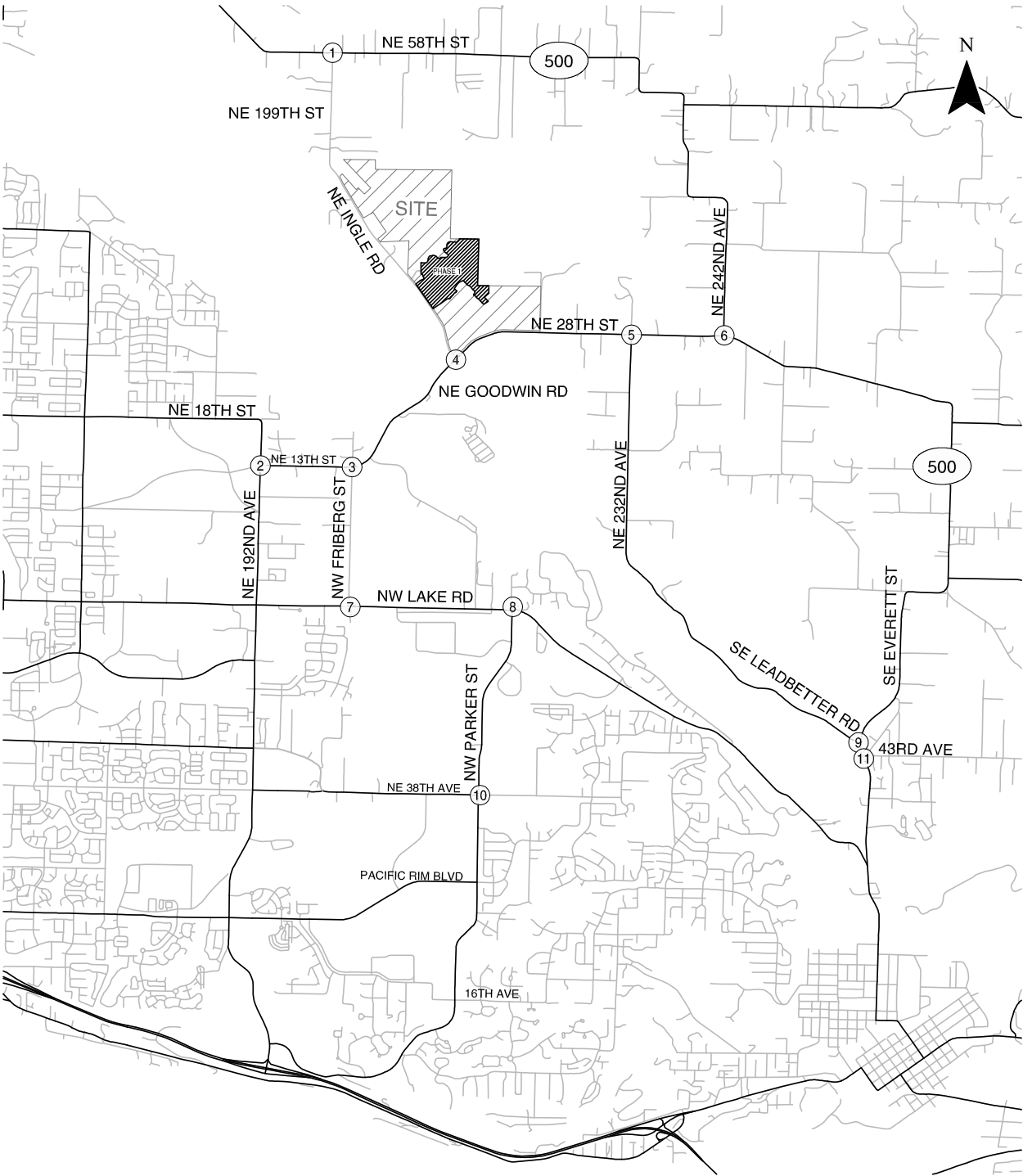
RETAIL DISTRIBUTION:



Estimated Trip Distribution Pattern
Camas, Washington

Figure
6

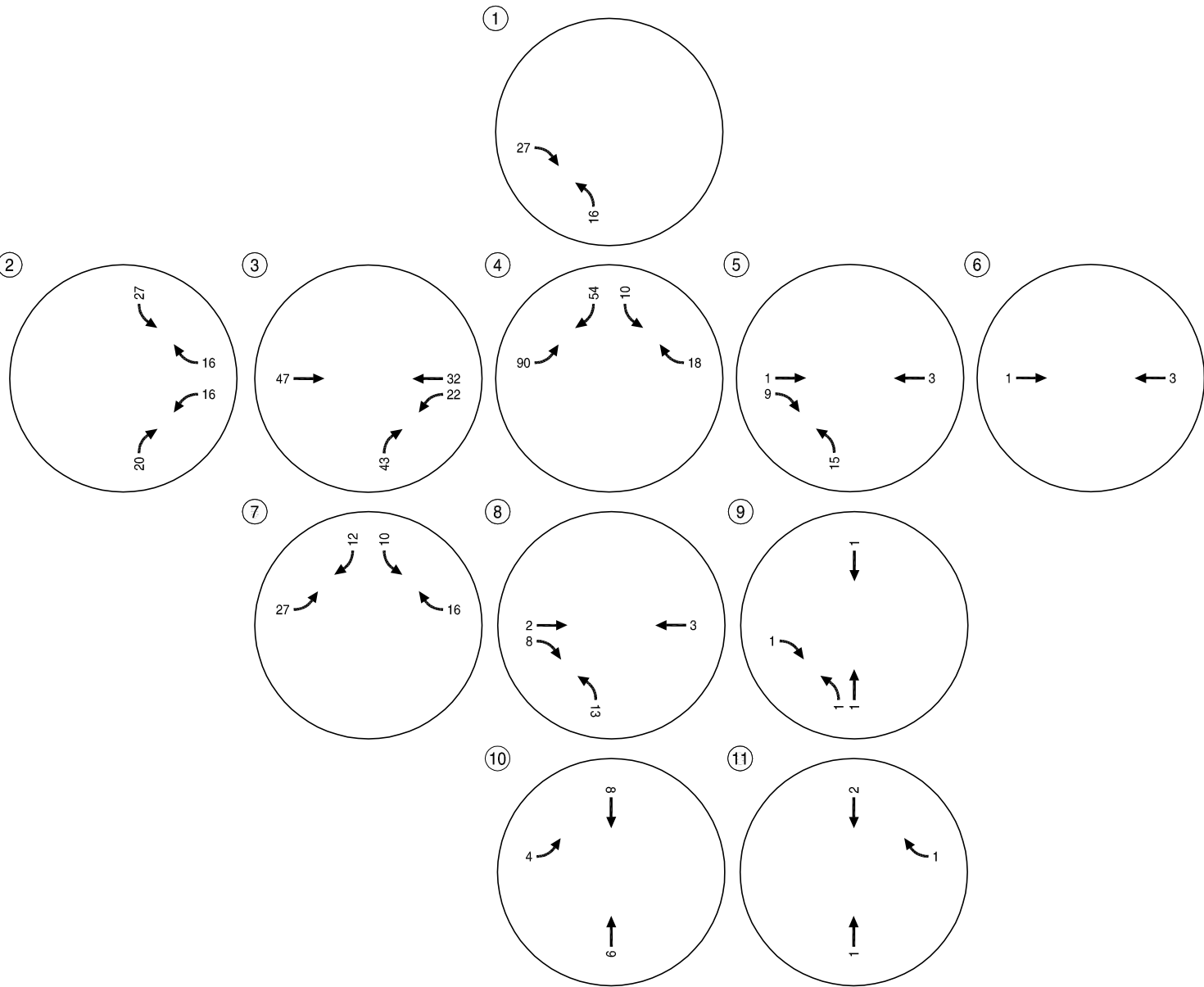
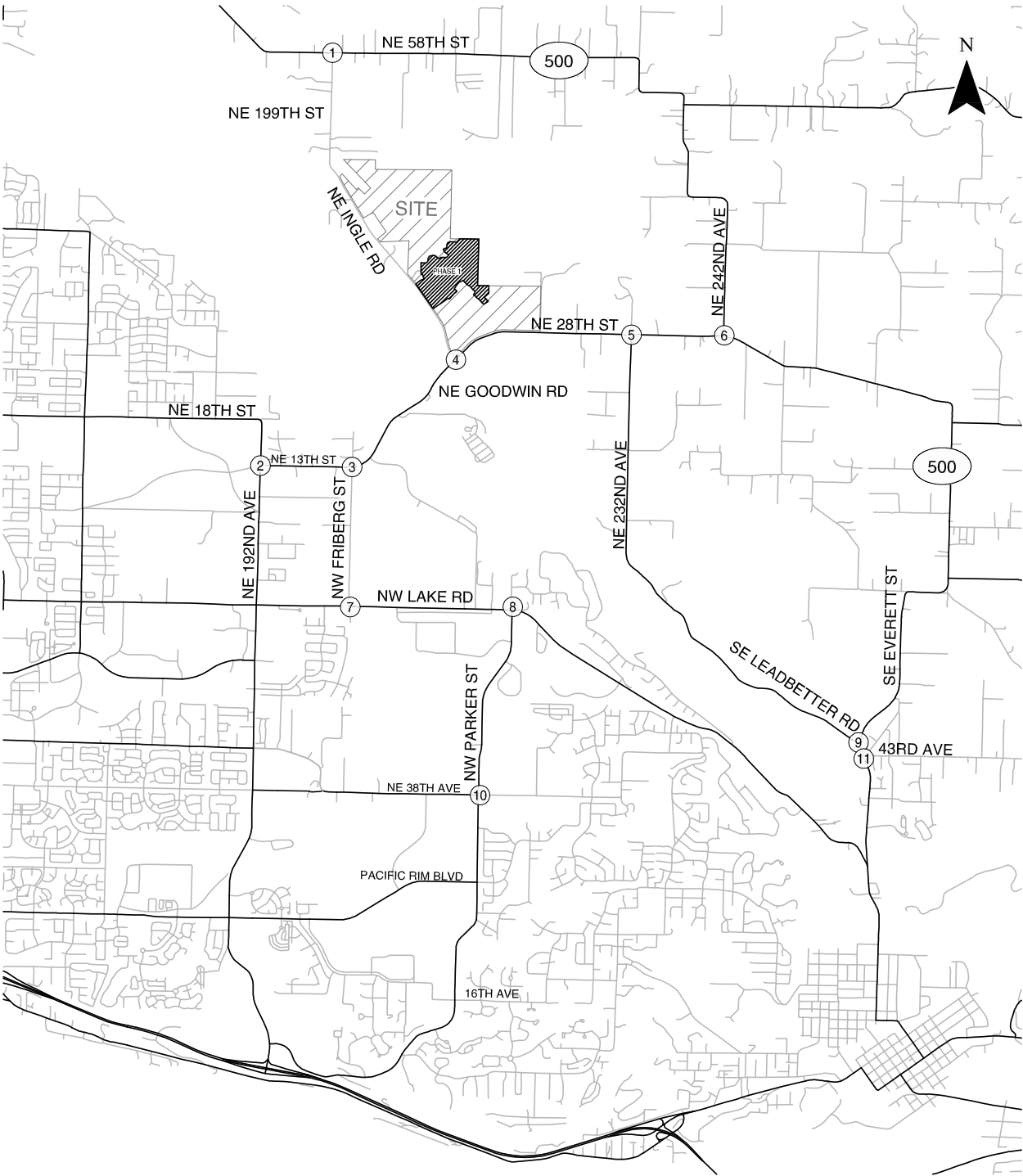
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Total Estimated Trip Assignment - Phase 1
Weekday AM Peak Hour
Camas, Washington

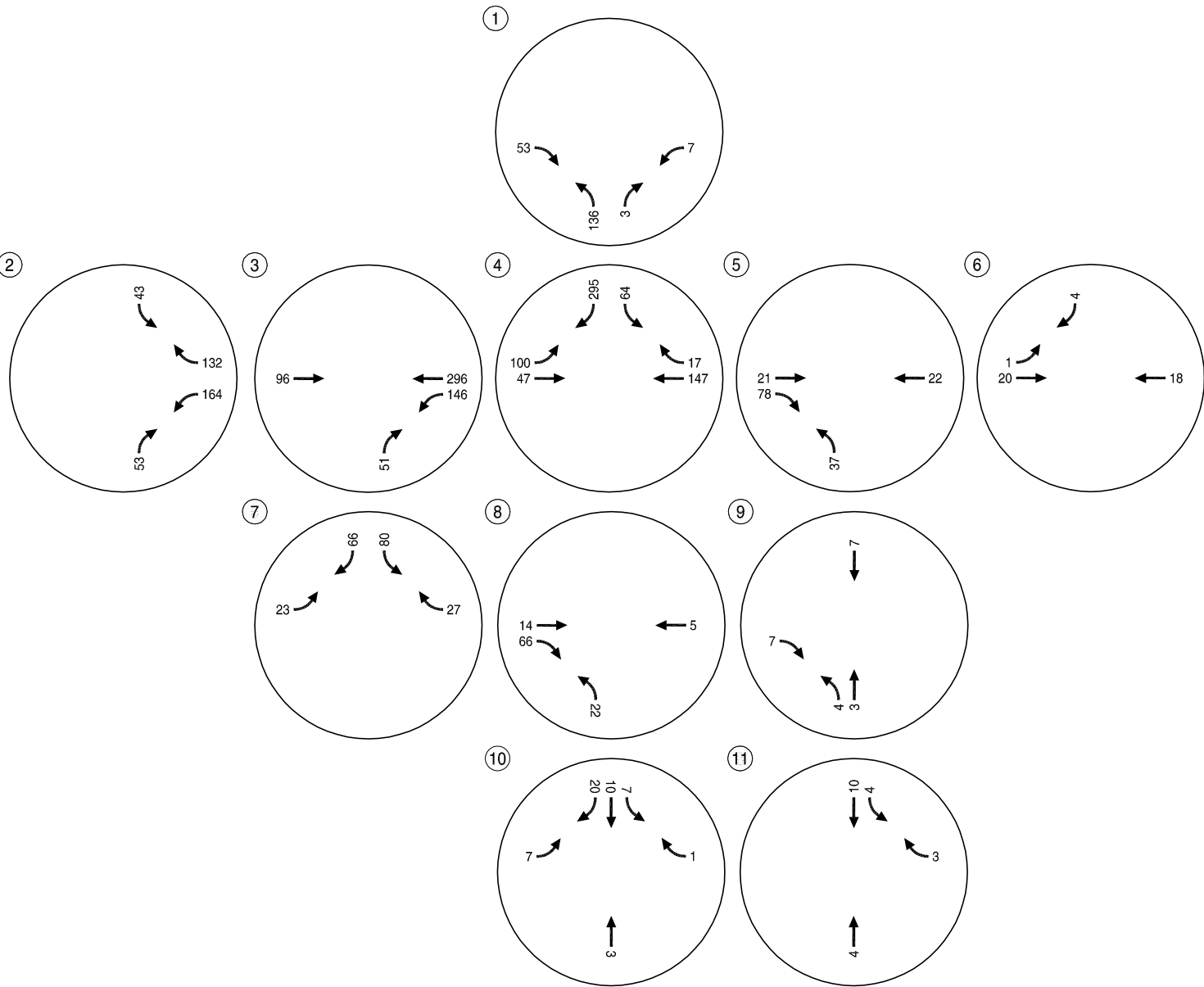
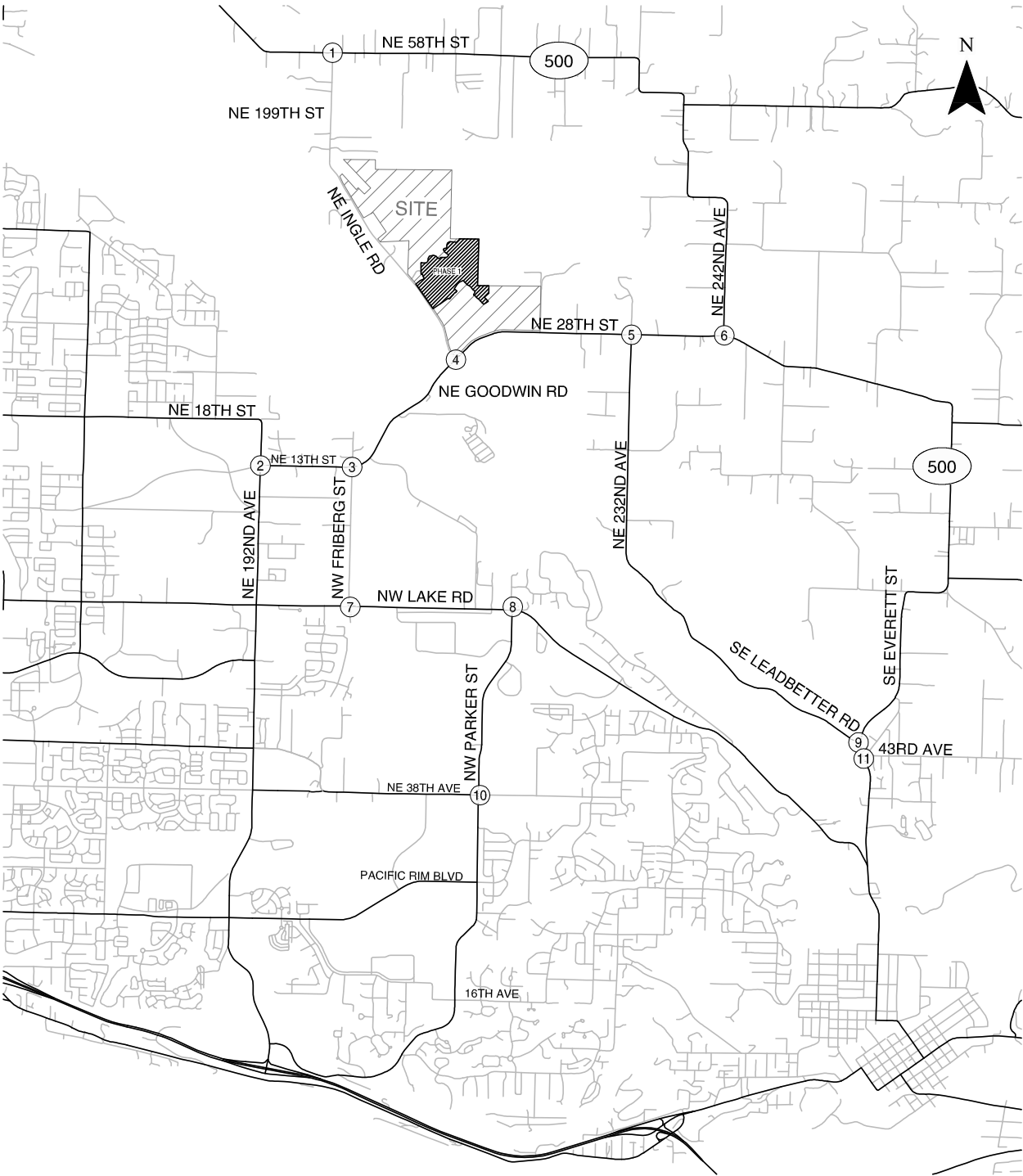
Figure
7

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Total Estimated Trip Assignment - Phase 1
Weekday PM Peak Hour
Camas, Washington

Figure
8

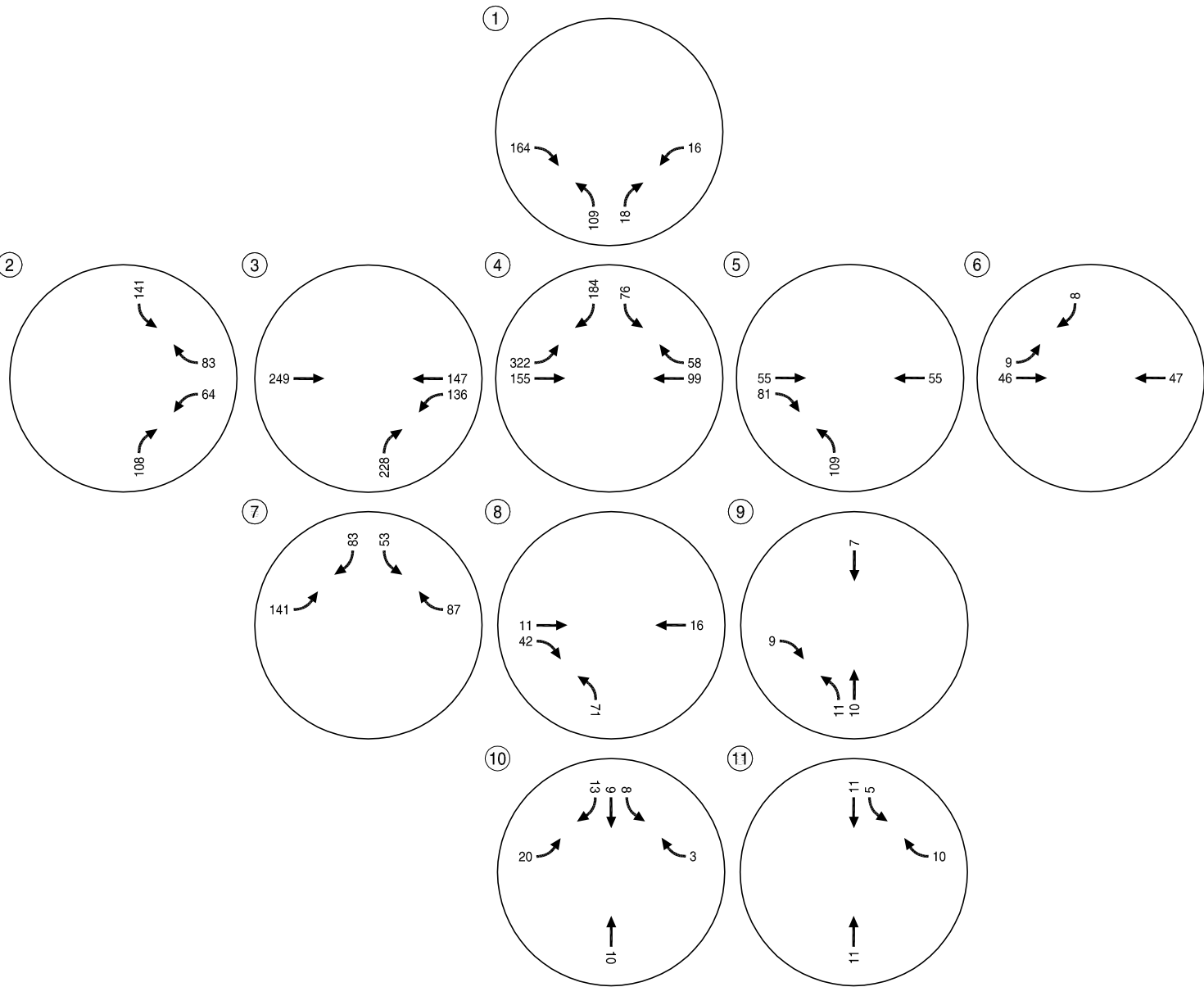
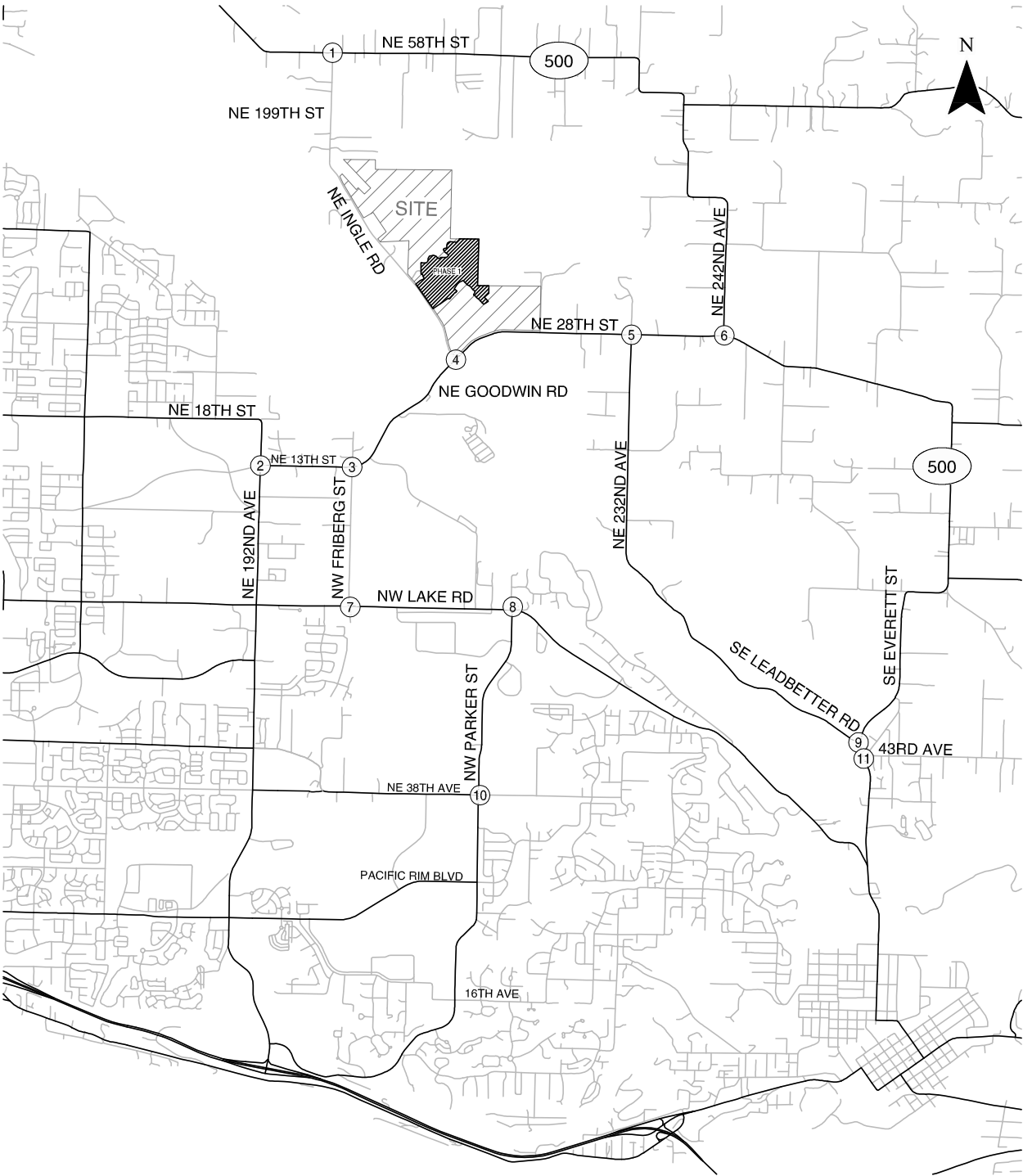


Total Estimated Trip Assignment - Full Build-Out
Weekday AM Peak Hour
Camas, Washington

Figure
9

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Total Estimated Trip Assignment - Full Build-Out
Weekday PM Peak Hour
Camas, Washington

Figure
10

2018 Background Traffic Conditions

The 2018 background traffic analysis projects how the study area's transportation system will operate during the year that Phase 1 of the proposed development is expected to be completed. This analysis includes traffic growth due to previously approved in-process developments within the study area, but does not include traffic from any of the proposed Green Master Plan development phases. Per agency direction, no growth was applied to City of Camas roadways and a 2% growth rate was applied to City of Vancouver roadways (Reference 8).

Planned Developments and Transportation Improvements

City of Camas staff identified 13 local development projects that are approved but not yet occupied. These in-process developments include:

- | | |
|--------------------------------|--------------------------------|
| ▪ Lake Hills | ▪ Deerhaven Subdivision |
| ▪ Two Creeks | ▪ Hadley's Glen |
| ▪ The Summit at Columbia Vista | ▪ Millshore Downs |
| ▪ Parker Village | ▪ Fisher Creek Campus |
| ▪ The Hills at Round Lake | ▪ Lacamas Prairie |
| ▪ North Hills Subdivision | ▪ 192 nd Plaza West |
| ▪ Brady Road Subdivision | |

Appendix "F" contains the data received pertaining to the in-process trips.

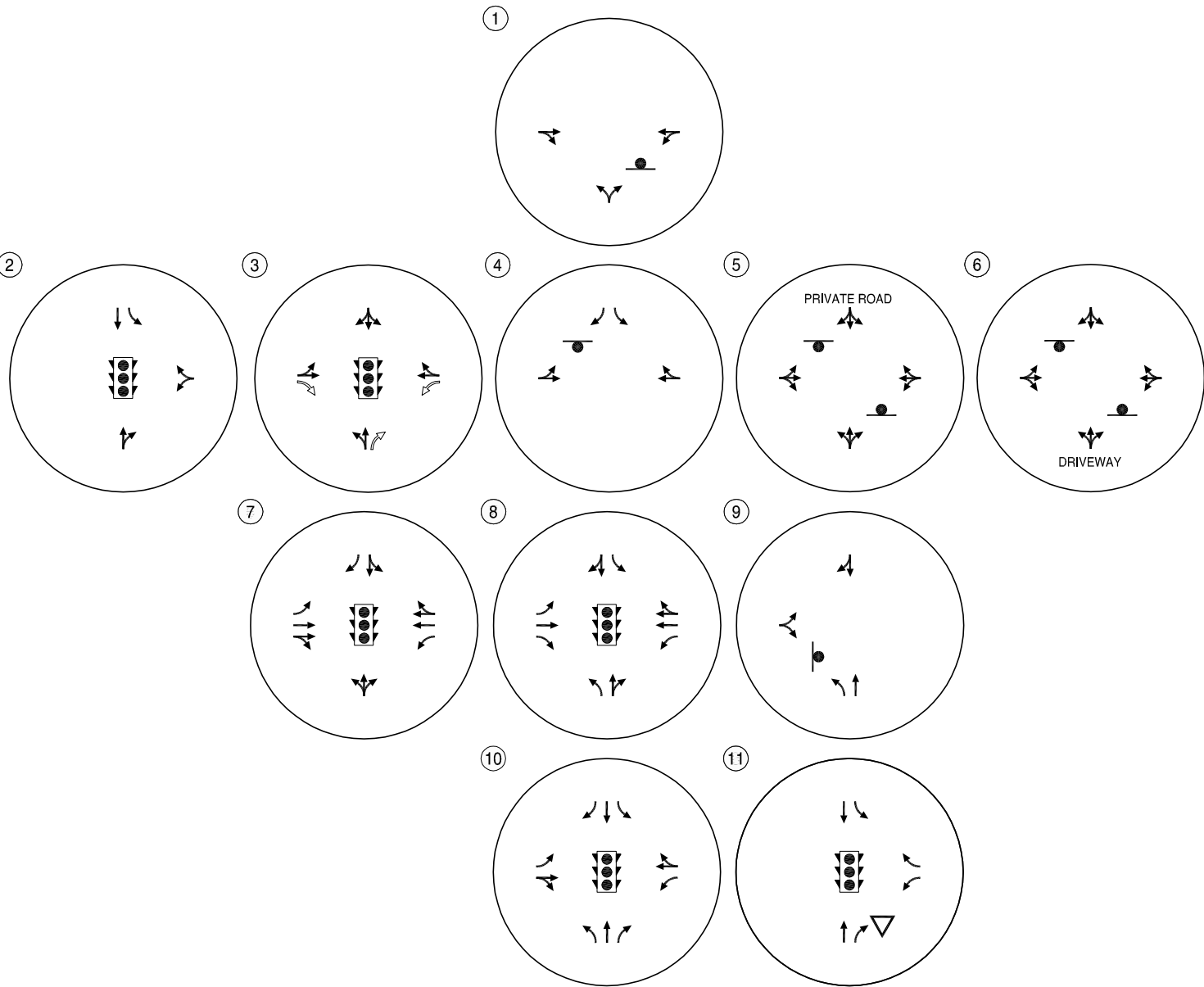
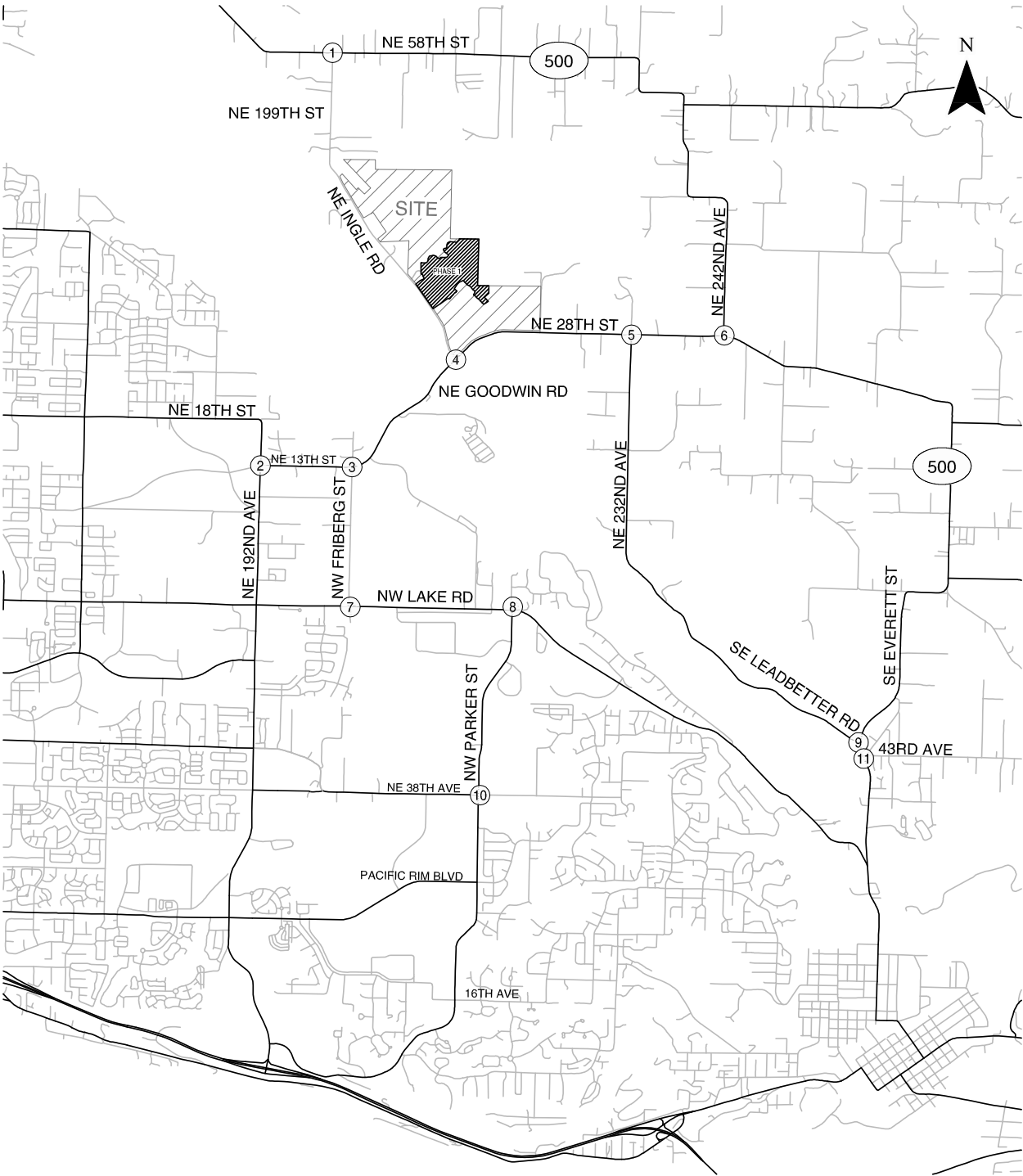
Planned and funded transportation improvements within the study area include the widening of NW Friberg Street (between Lake Road and NE 13th Street) and the addition of a westbound left-turn lane, northbound right-turn lane, and eastbound right-turn lane at the NW Friberg Street/NE Goodwin Road intersection. Figure 11 shows the lane configuration and traffic control devices assumed in the 2018 analysis.

Traffic Operations

Figures 12 and 13 summarize the year 2018 background traffic operations analysis results at the study intersections for the weekday a.m. and weekday p.m. peak-hours, respectively. The projected turning movement counts are rounded to the nearest five vehicles per hour. As shown, the study intersections operate acceptably during the weekday a.m. and weekday p.m. peak periods in the 2018 background conditions.

Appendix "G" contains the 2018 background conditions traffic operations worksheets.

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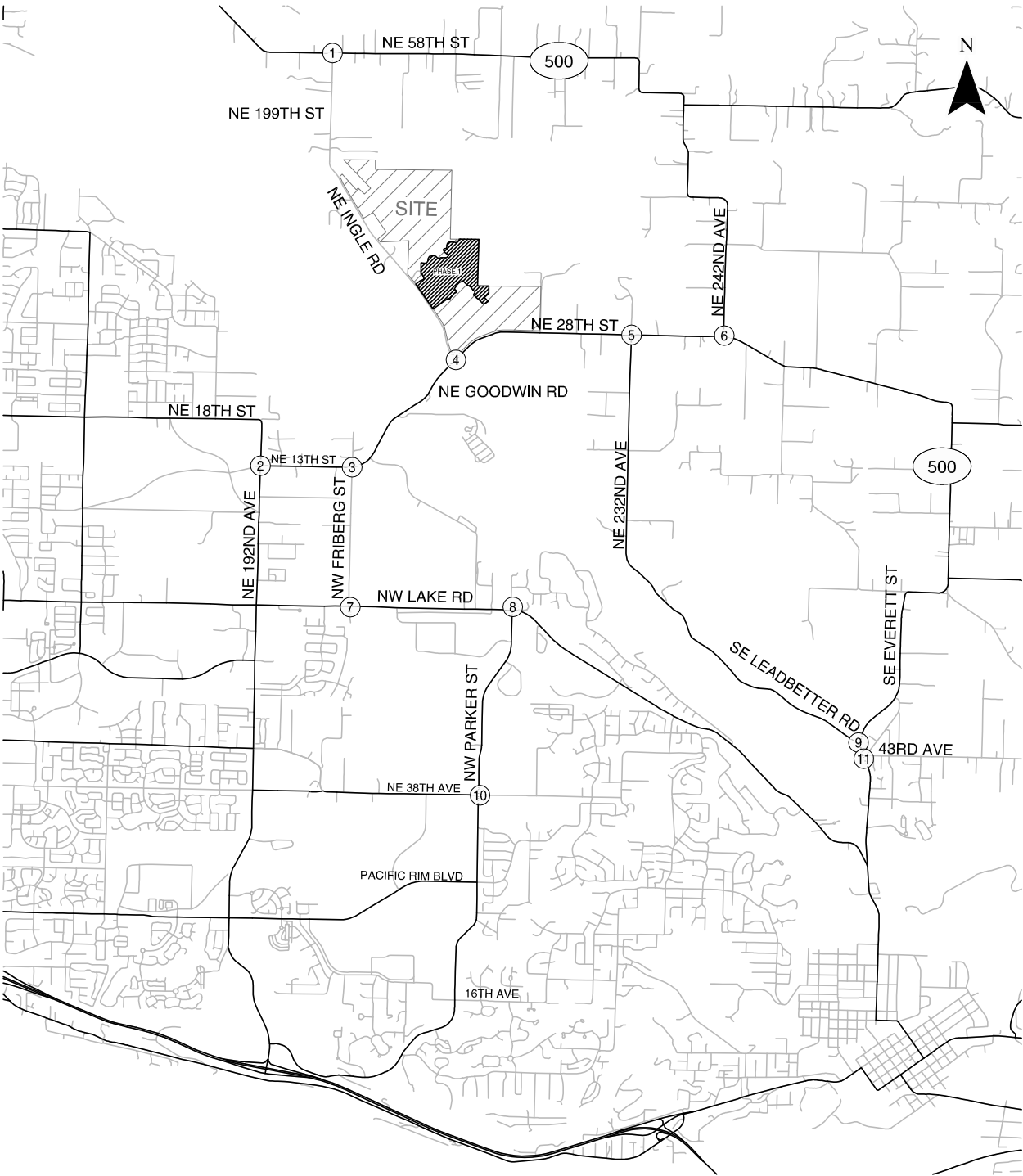


- STOP SIGN
- TRAFFIC SIGNAL
- YIELD SIGN
- PLANNED IMPROVEMENT

Year 2018 Lane Configurations and Traffic Control Devices
Camas, Washington

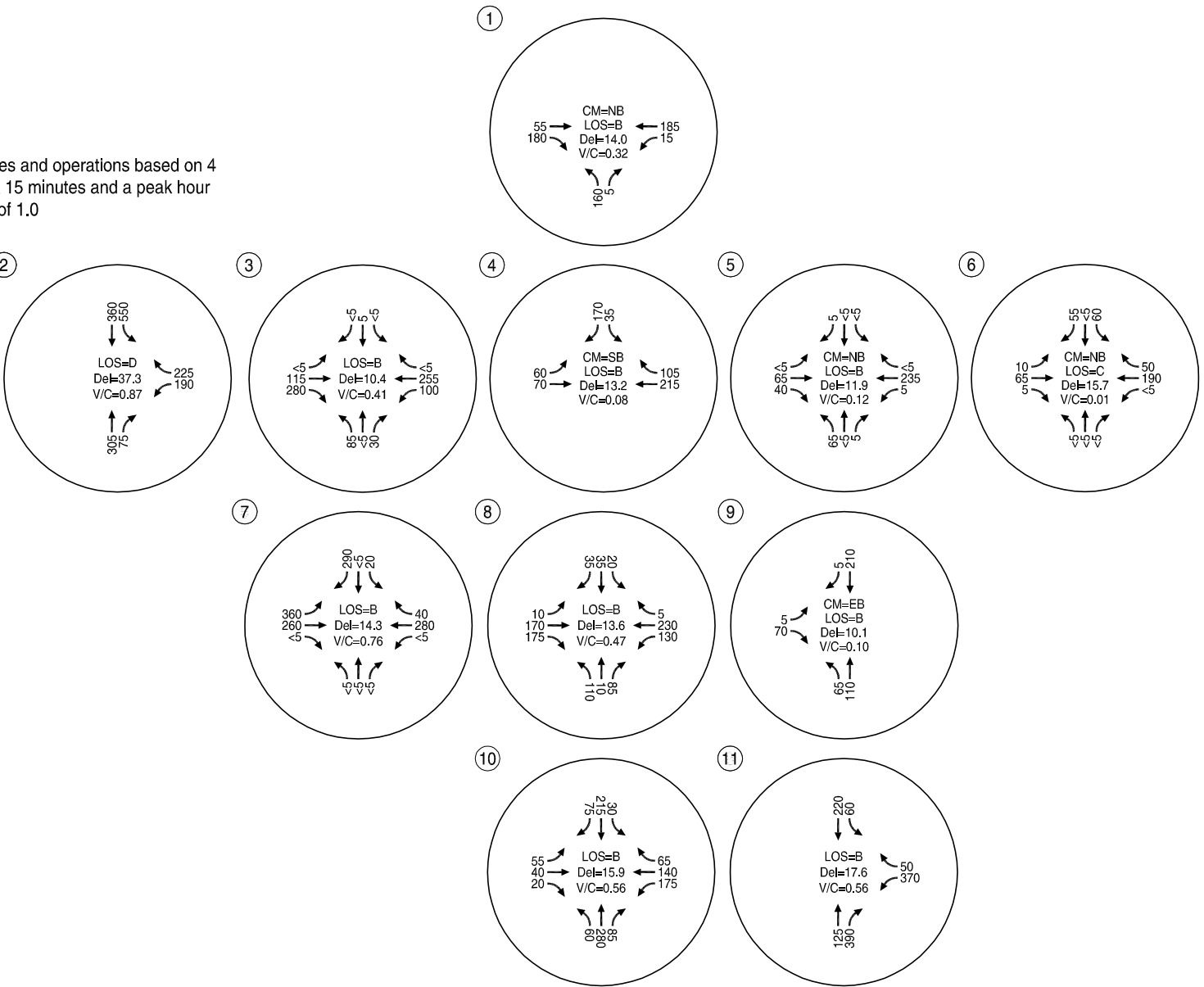
Figure
11

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★ Volumes and operations based on 4 x peak 15 minutes and a peak hour factor of 1.0

★ ②

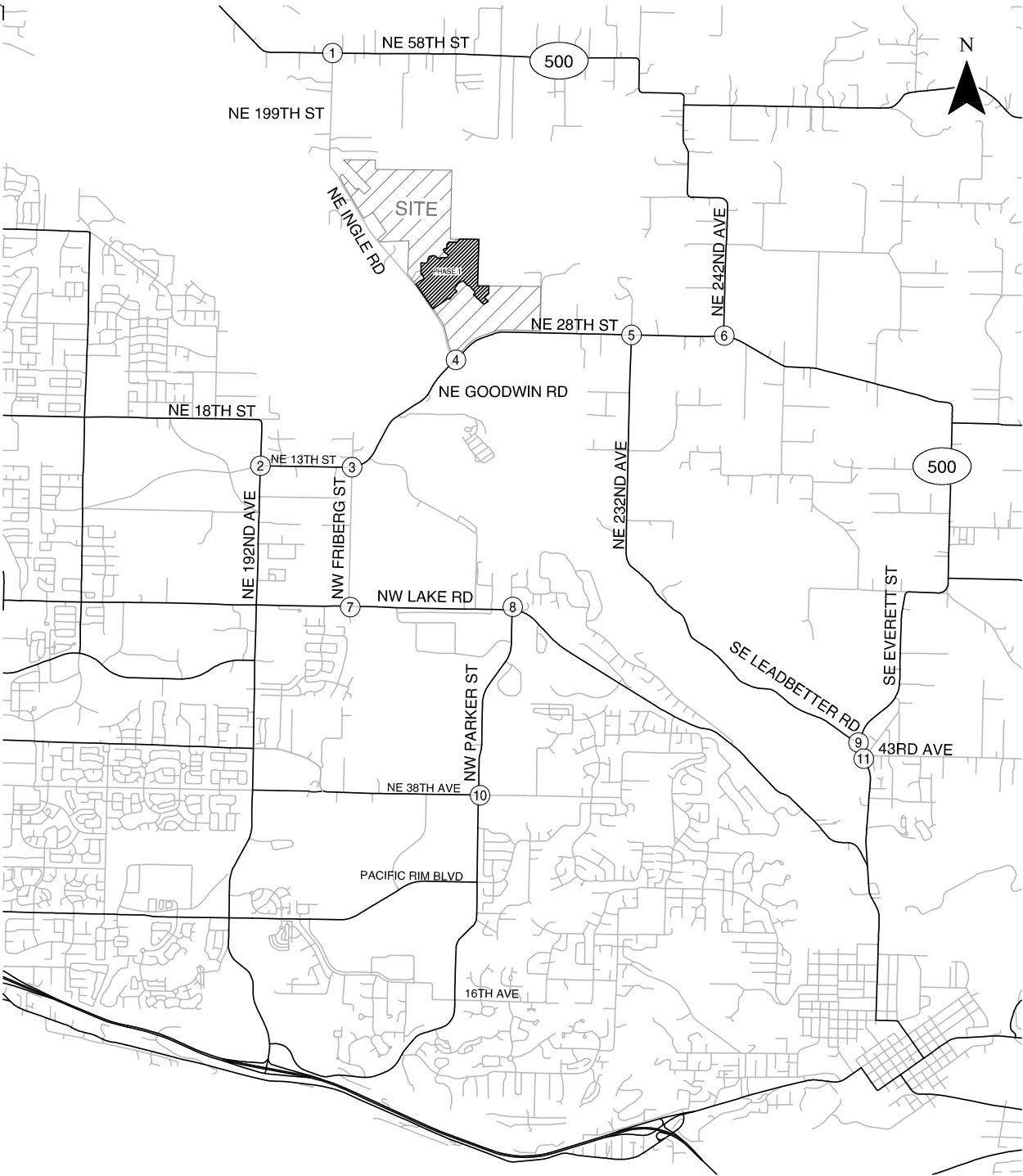


CM = CRITICAL MOVEMENT (TWSC)
LOS = INTERSECTION LEVEL OF SERVICE (SIG) / CRITICAL MOVEMENT LEVEL OF SERVICE (TWSC)
Del = INTERSECTION AVERAGE CONTROL DELAY (SIG / CRITICAL MOVEMENT CONTROL DELAY (TWSC)
V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
TWSC = TWO-WAY STOP CONTROL

2018 Background Conditions
Weekday AM Peak Hour
Camas, Washington

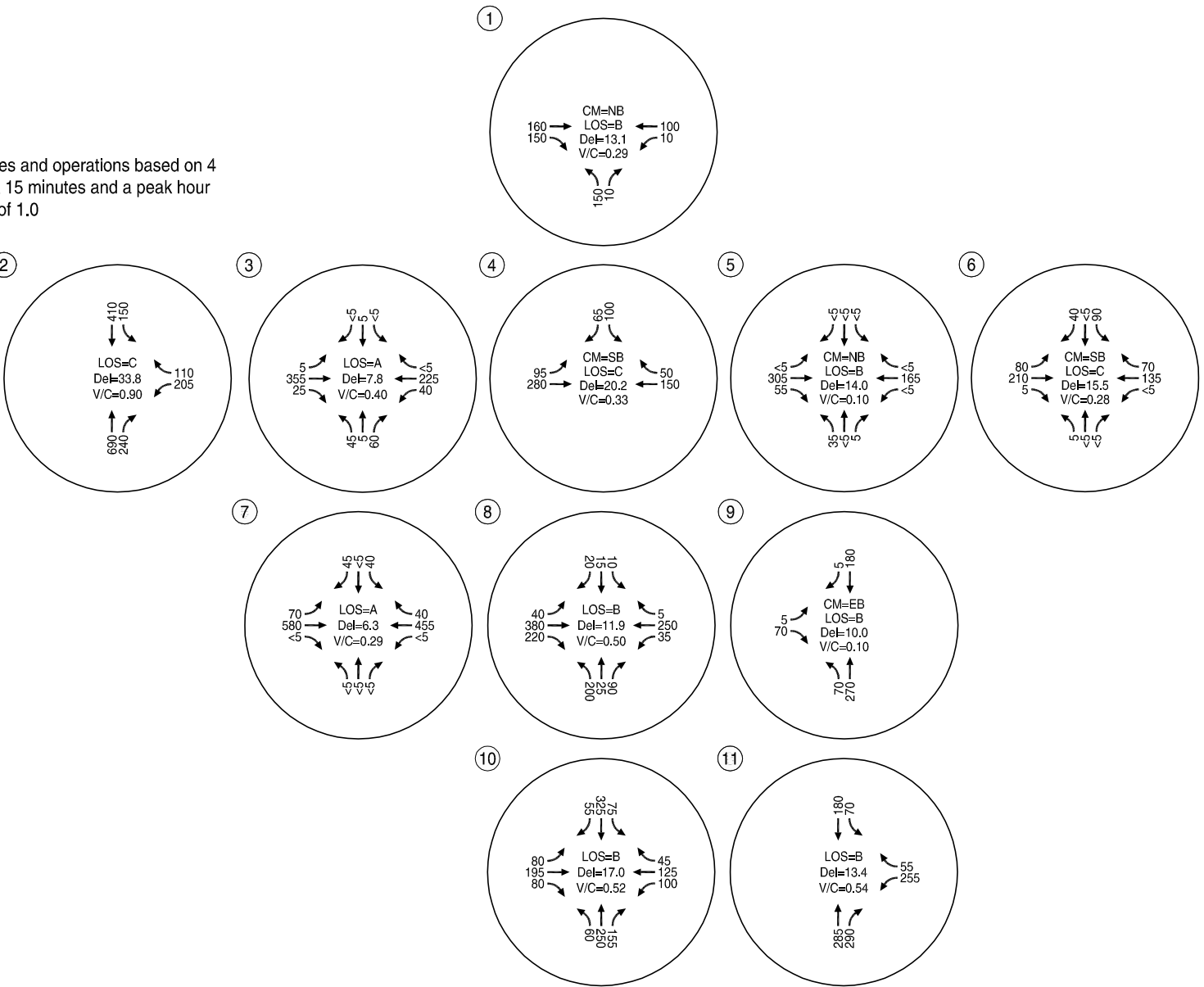
Figure
12

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★ Volumes and operations based on 4 x peak 15 minutes and a peak hour factor of 1.0

★ ②



CM = CRITICAL MOVEMENT (TWSC)
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V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
TWSC = TWO-WAY STOP CONTROL

2018 Background Conditions
Weekday PM Peak Hour
Camas, Washington

Figure
13

2018 Total Traffic Conditions

The year 2018 total traffic analysis forecasts how the study area's transportation system will operate with the addition of traffic from Phase 1 of the proposed development. Phase 1 site-generated trips were added to the 2018 background traffic volumes at the study intersections to arrive at the total traffic volumes.

All lane configurations are consistent with background conditions with the exception of the intersection of NE Ingle Road/NE Goodwin Road. The developer proposes to construct an exclusive eastbound left-turn lane on NE Goodwin Road at NE Ingle Road in conjunction with the Phase 1 site development. Consequently, provision of the turn lane was assumed for the total traffic analysis.

Traffic Operations

Figures 14 and 15 summarize the year 2018 total traffic operations analysis results at the study intersections for the weekday a.m. and weekday p.m. peak-hours, respectively. The projected turning movement counts are rounded to the nearest five vehicles per hour. As shown, all but one of the study intersections are forecast to operate acceptably during the weekday a.m. and p.m. peak periods under 2018 total traffic conditions. The southbound movement at the intersection of NE Ingle Road/NE Goodwin Road is anticipated to operate at a LOS E during the weekday p.m. peak hour. Operations at this intersection could be mitigated with the addition of an eastbound right-turn lane. Based on a sensitivity analysis, this mitigation is triggered by the 203rd unit to be constructed. Up until this point, the southbound left-turn lane is forecast to operate at a LOS D. Table 6 provides the operations at NE Ingle Road/NE Goodwin Road during the weekday PM peak hour supporting the sensitivity analysis.

Table 6: NE Ingle Road/NE Goodwin Road Operations Assessment – weekday PM peak hour

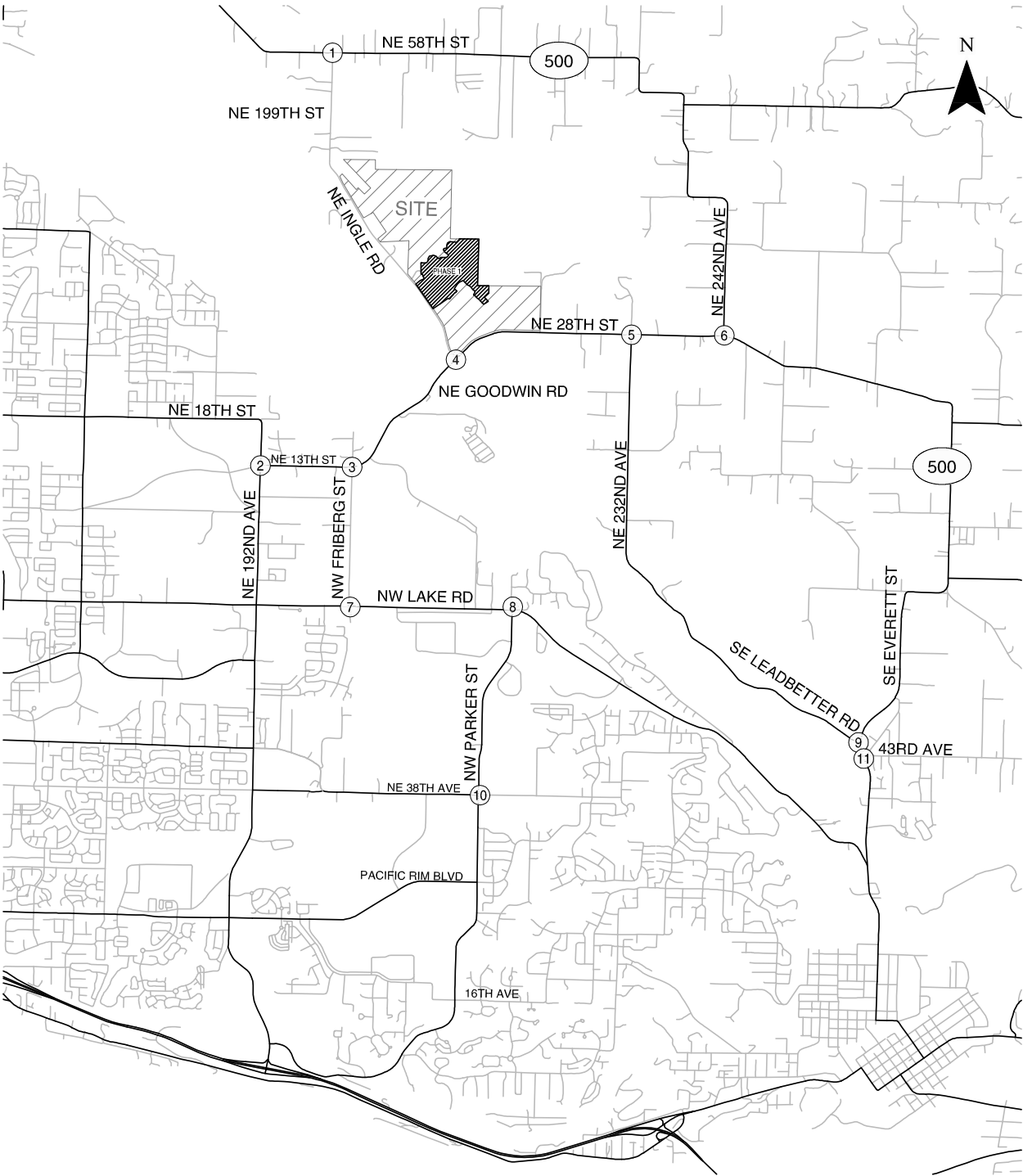
Scenario	Critical Movement	LOS	v/c ratio
2018 Background Conditions	SBL	C	0.33
2018 Background + 200 Homes	SBL	D	0.52
2018 Background + 203 homes	SBL	E	0.53
2018 Total Traffic (215 homes)	SBL	E	0.53
2018 Total Traffic (2015 homes) – mitigated ¹	SBL	D	0.51

Notes: LOS = Level of Service; v/c ratio = volume-to-capacity ratio

¹Mitigation includes provision of westbound right-turn lane

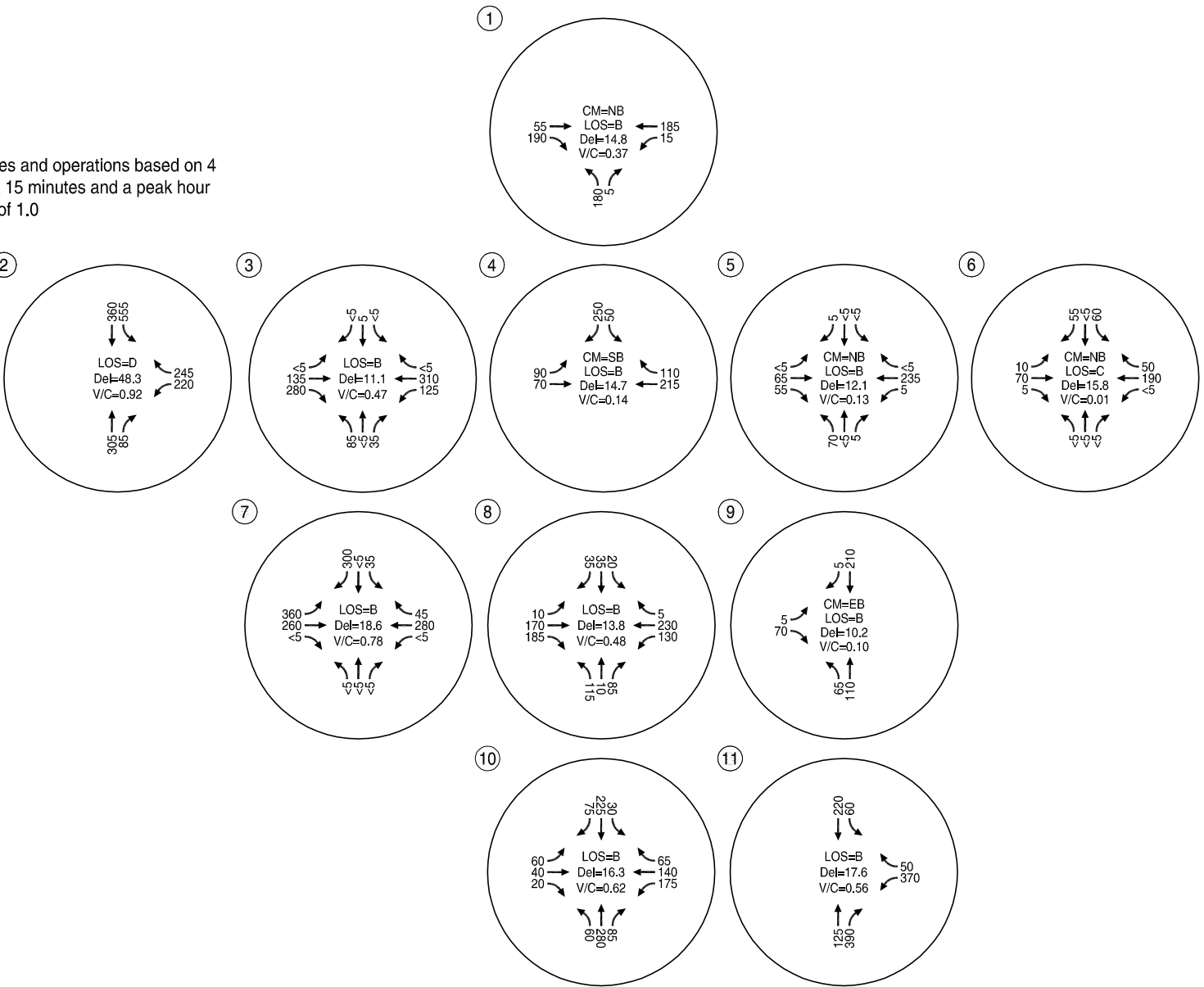
Appendix "H" contains the 2018 total traffic conditions traffic operations worksheets. Appendix "I" contains the traffic operations worksheets supporting the sensitivity analysis at NE Ingle Road/NE Goodwin Road.

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★ Volumes and operations based on 4 x peak 15 minutes and a peak hour factor of 1.0

★ ②

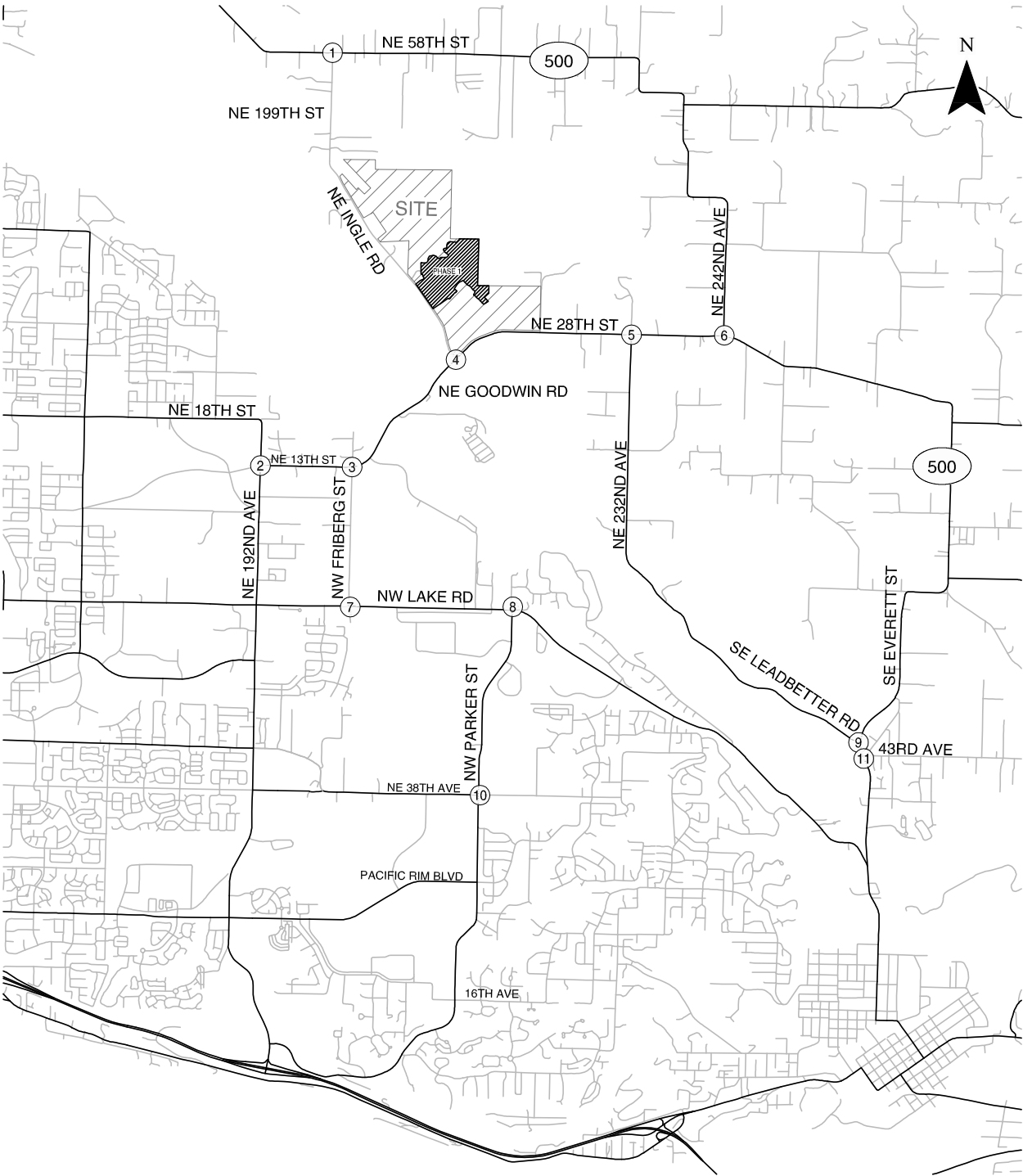


CM = CRITICAL MOVEMENT (TWSC)
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V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
TWSC = TWO-WAY STOP CONTROL

2018 Total Traffic Conditions (Phase 1)
Weekday AM Peak Hour
Camas, Washington

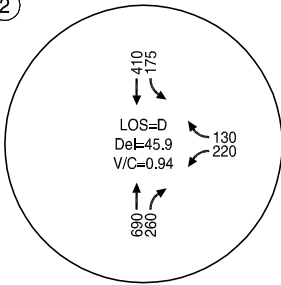
Figure
14

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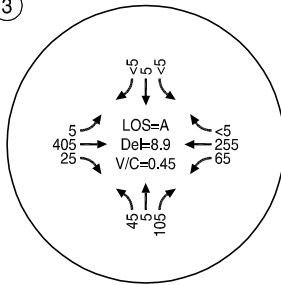


★ Volumes and operations based on 4 x peak 15 minutes and a peak hour factor of 1.0

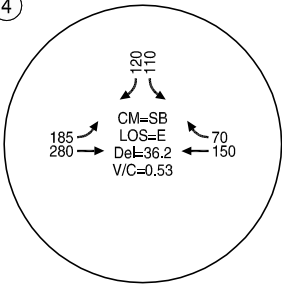
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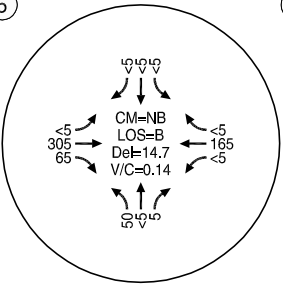
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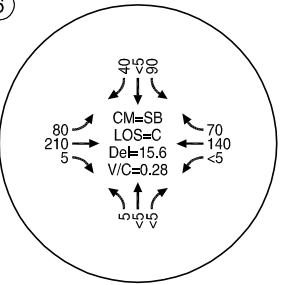
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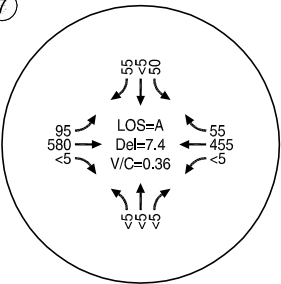
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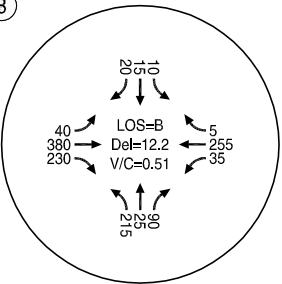
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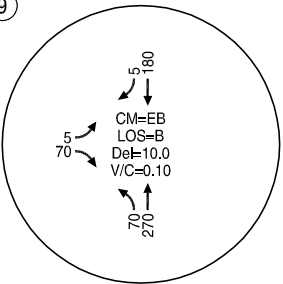
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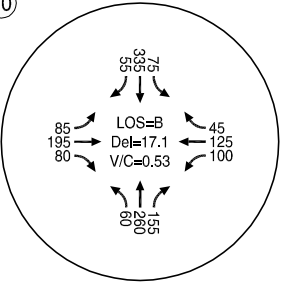
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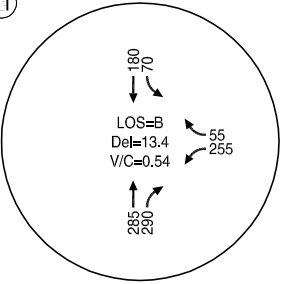
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CM = CRITICAL MOVEMENT (TWSC)
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LEVEL OF SERVICE (TWSC)
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MOVEMENT CONTROL DELAY (TWSC)
V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
TWSC = TWO-WAY STOP CONTROL

2018 Total Traffic Conditions (Phase 1)
Weekday PM Peak Hour
Camas, Washington

Figure
15

2029 Background Traffic Conditions

The 2029 background traffic analysis identifies how the study area's transportation system will operate with regional growth, including completion of Phase 1 development. No further funded transportation improvement projects were identified at the study intersections that would be in place prior to the year 2029. In addition to the previously described in-process development, a one percent annual growth rate was applied to the 2018 background traffic volumes on City of Camas roadways to account for regional growth in the area per staff direction. Continued use of a two percent annual growth rate was assumed to the City of Vancouver roadways (NE 192nd Avenue).

The same lane configurations used in the 2018 analysis were assumed, with the exception of the configuration at NE Ingle Road/NE Goodwin Road. As previously noted, the developer proposes to construct an exclusive eastbound left-turn lane at the intersection in conjunction with the Phase 1 site development so this turn lane was assumed for the 2029 analysis. Signal timings were optimized with the assumption that signals in the area will be re-timed in the next fifteen years. In addition, some peak hour factors (PHF) were increased to account for future traffic changes, including:

- PHF increased to 0.80 in the a.m. peak hour at NW Friberg Street/NE Goodwin Road and NE 242nd Avenue/NE 28th Street
- PHF increased to 0.75 in the a.m. peak hour at NW Friberg Street/NW Lake Road; NW Parker Street/NW Lake Road; and NW Parker Street/NE 38th Avenue

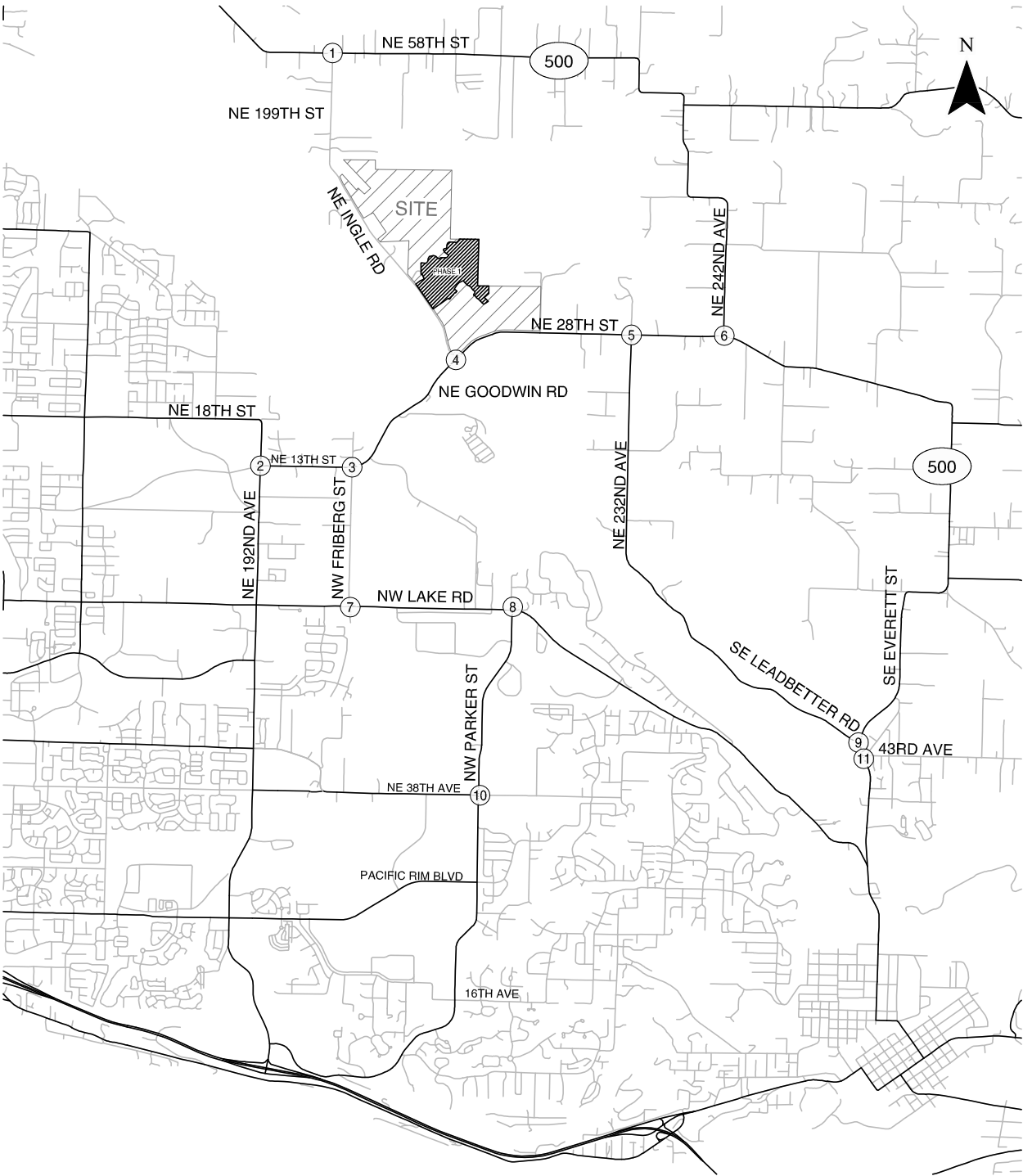
Traffic Operations

Figures 16 and 17 summarize the year 2029 background traffic operations analysis results at the study intersections for the weekday a.m. and weekday p.m. peak-hours, respectively. As illustrated in the figures, all but two of the study intersections are forecast to operate acceptably:

- The intersection of NE 192nd Avenue/NE 13th Street is projected to operate at a LOS E and over-capacity during the weekday a.m. peak hour and LOS F and over-capacity during the p.m. peak hour.
- The southbound approach to the intersection of NE Ingle Road/NE Goodwin Road is projected to operate at a LOS E during the weekday p.m. peak hour (with provision of the westbound right-turn lane recommended in conjunction with Phase 1 site development).

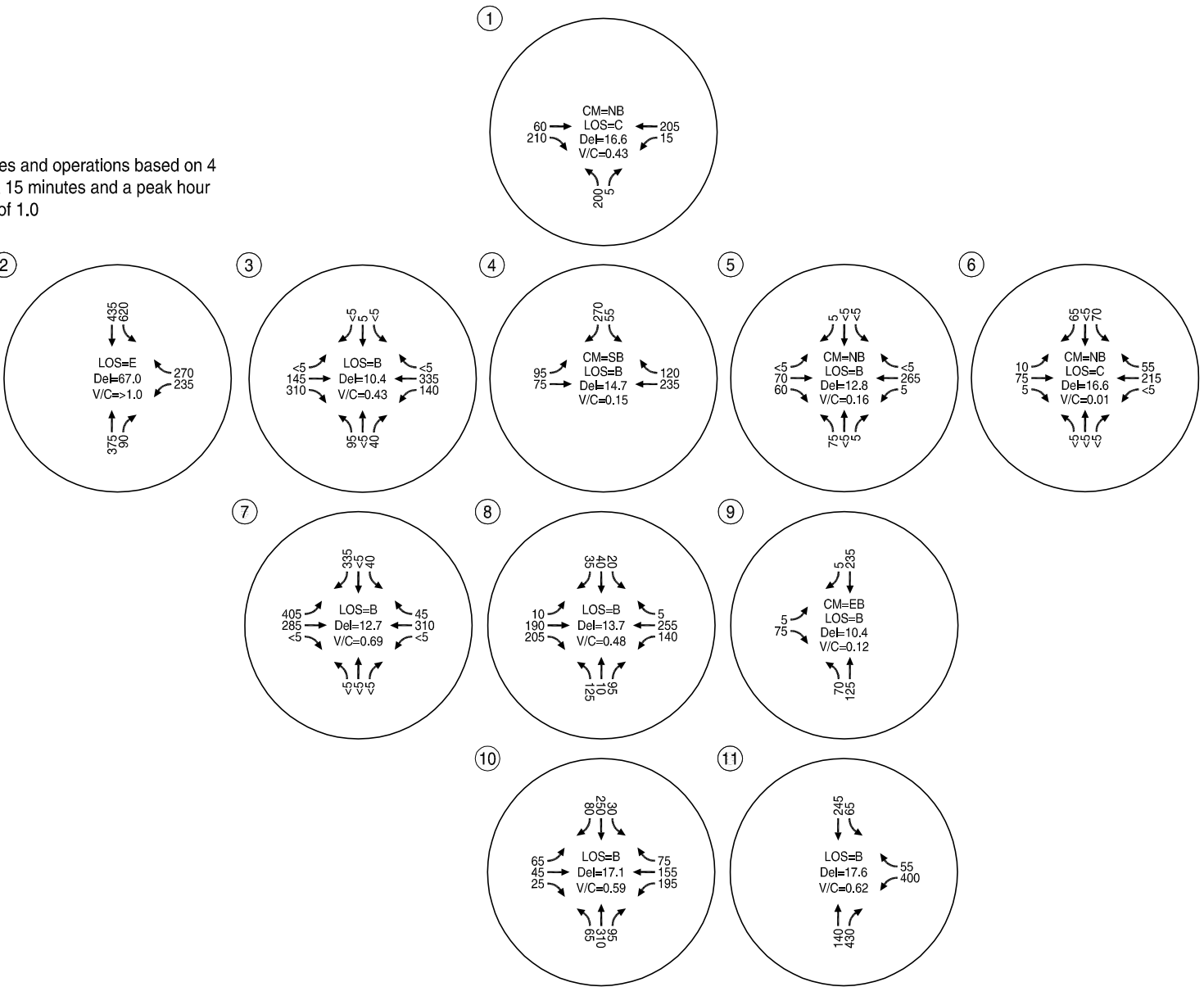
Appendix "J" contains the 2029 background conditions traffic operations worksheets.

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★ Volumes and operations based on 4 x peak 15 minutes and a peak hour factor of 1.0

★ ②

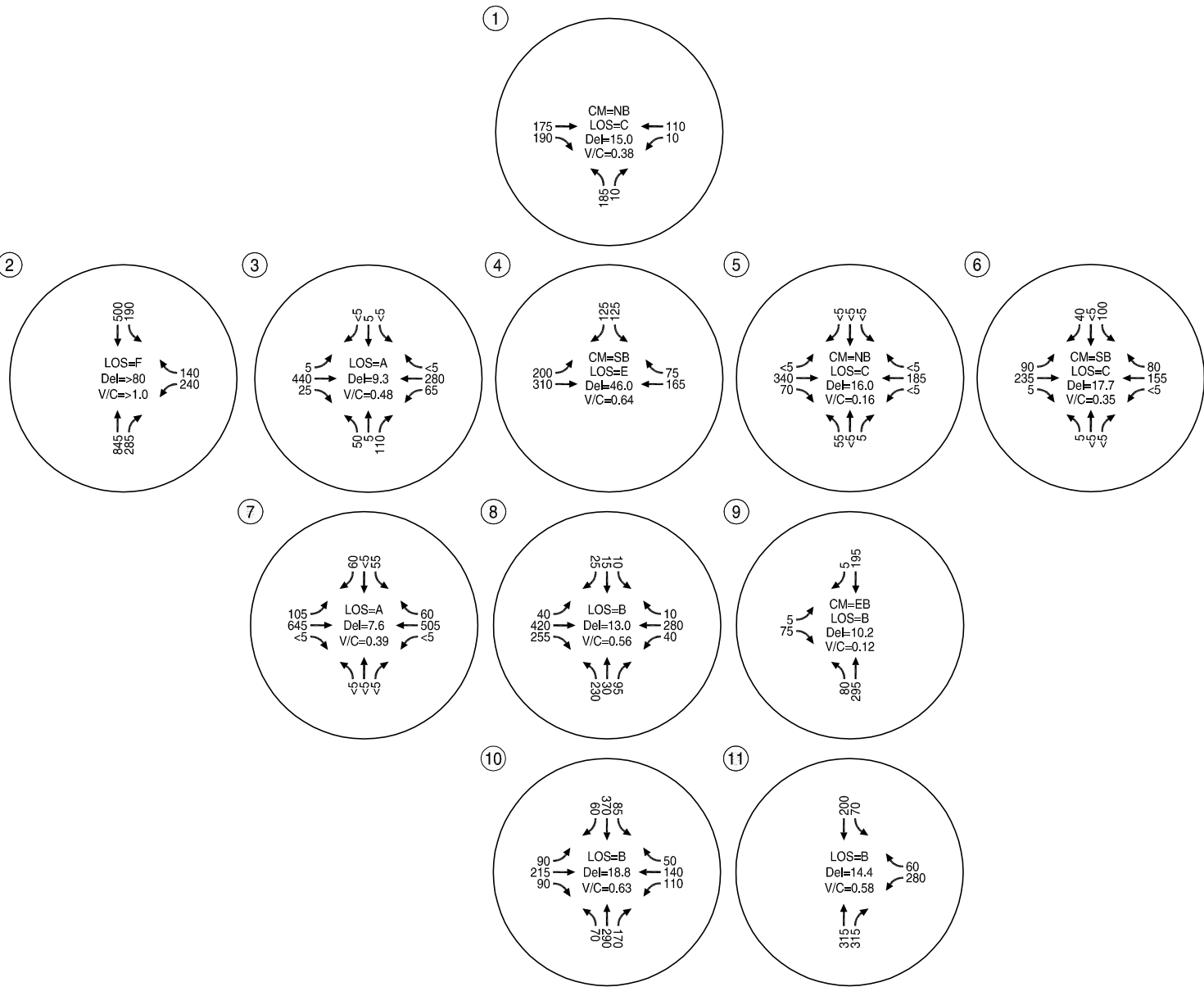
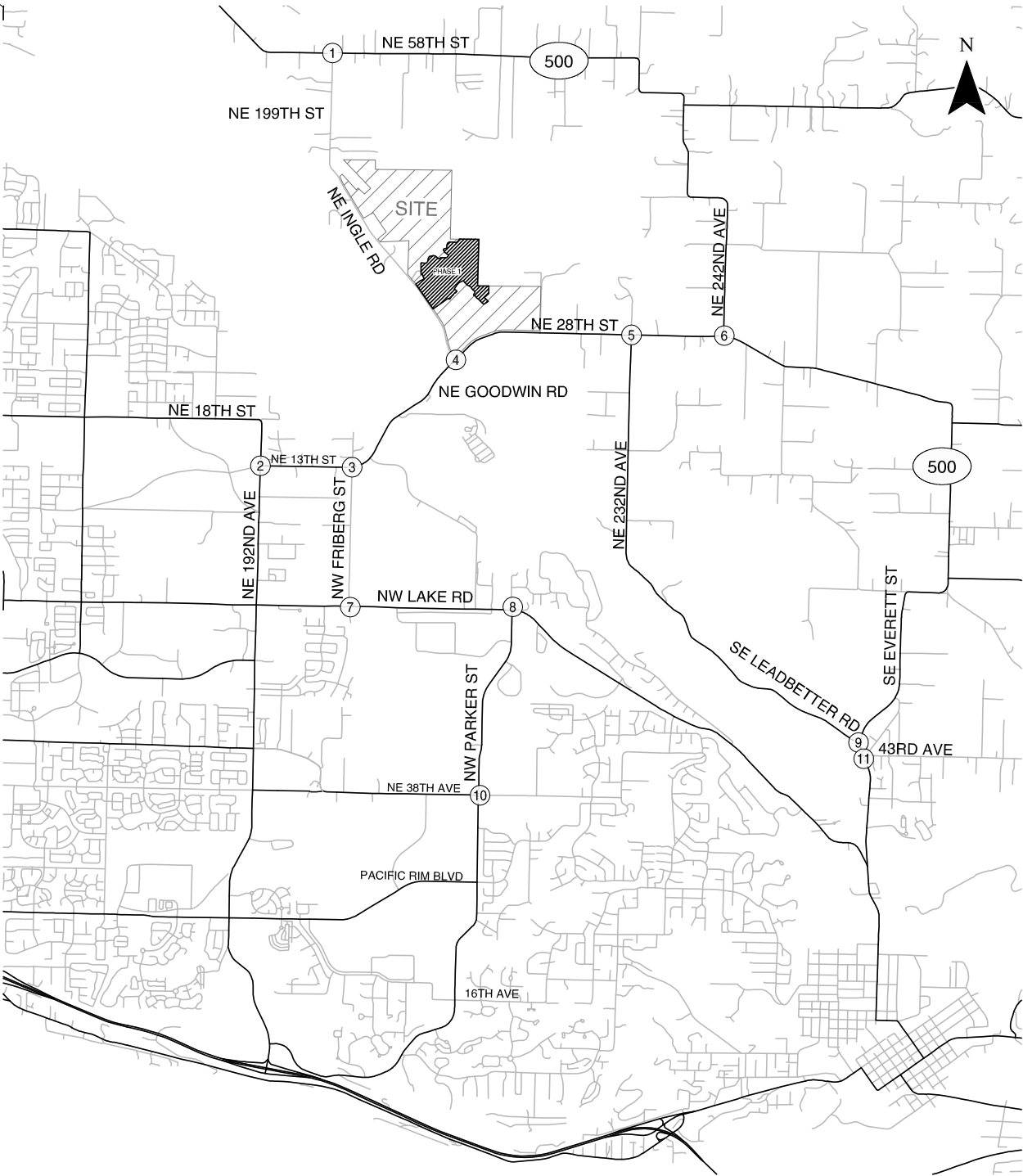


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TWSC = TWO-WAY STOP CONTROL

2029 Background Conditions
Weekday AM Peak Hour
Camas, Washington

Figure
16

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LEVEL OF SERVICE (TWSC)
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MOVEMENT CONTROL DELAY (TWSC)
V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
TWSC = TWO-WAY STOP CONTROL

2029 Background Conditions
Weekday PM Peak Hour
Camas, Washington

Figure
17

2029 Total Traffic Conditions

The year 2029 total traffic analysis forecasts how the study area's transportation system will operate with full build-out of the proposed master plan development. The year 2029 background traffic volumes were added to the full build-out site-generated traffic to arrive at the total traffic volumes.

Traffic Operations

Figures 18 and 19 summarize the year 2029 total traffic operations analysis results at the study intersections for the weekday a.m. and weekday p.m. peak-hours, respectively. The projected turning movement counts are rounded to the nearest five vehicles per hour. As shown, the following study intersections do not meet standards during either the weekday a.m. or p.m. peak periods:

- NE 199th Avenue/NE 58th Street (SR 500) (weekday a.m. and p.m. peak hours)
- NE 192nd Avenue/NE 13th Street (weekday a.m. and p.m. peak hours, previously was failing during background a.m. and p.m. peak hours)
- NE Ingle Road/NE Goodwin Road (weekday a.m. and p.m. peak hours, previously was failing during background p.m. peak hour)

Potential mitigation measures for these intersections are discussed later in the report.

Appendix "K" contains the 2029 total traffic conditions traffic operations worksheets.

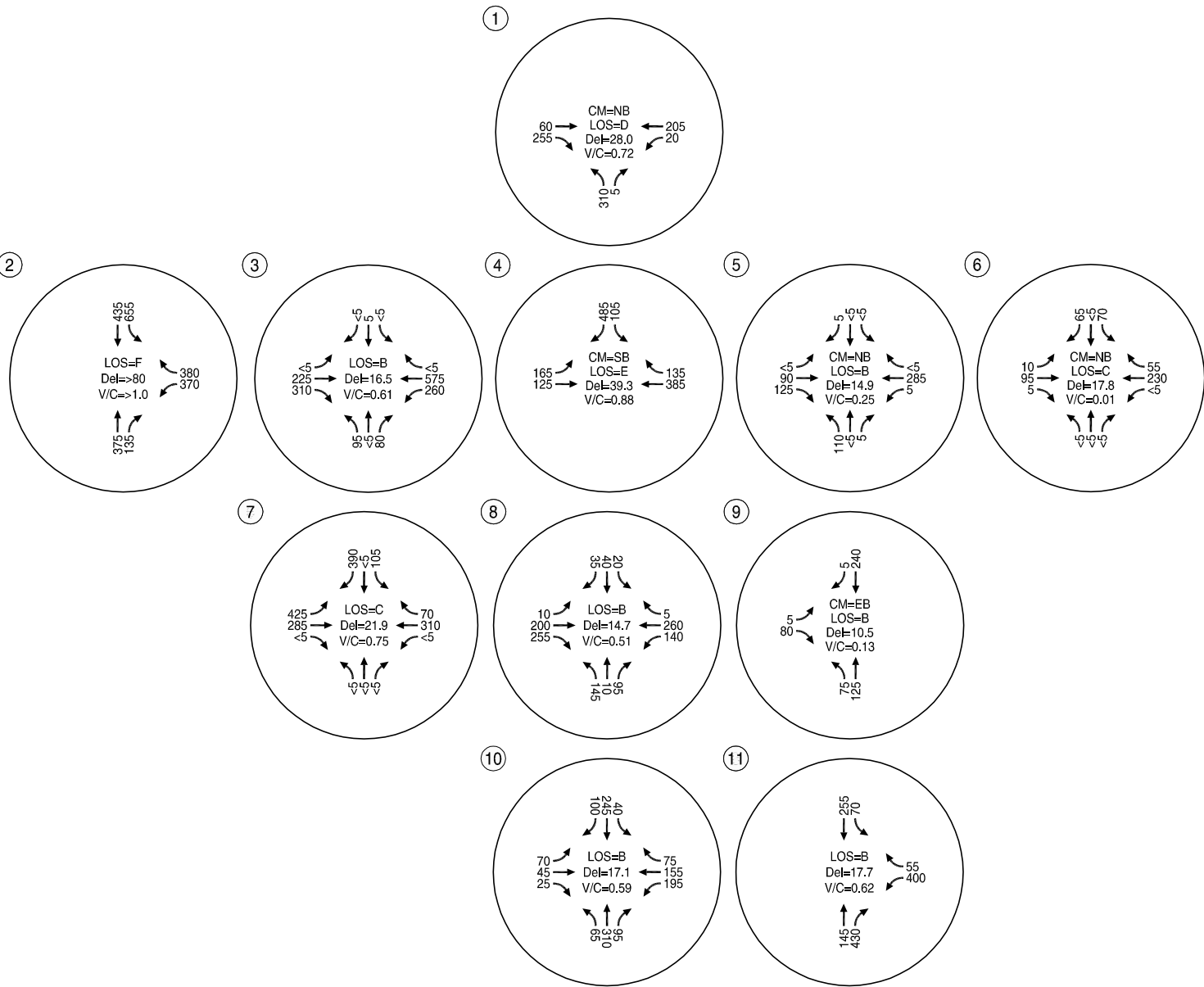
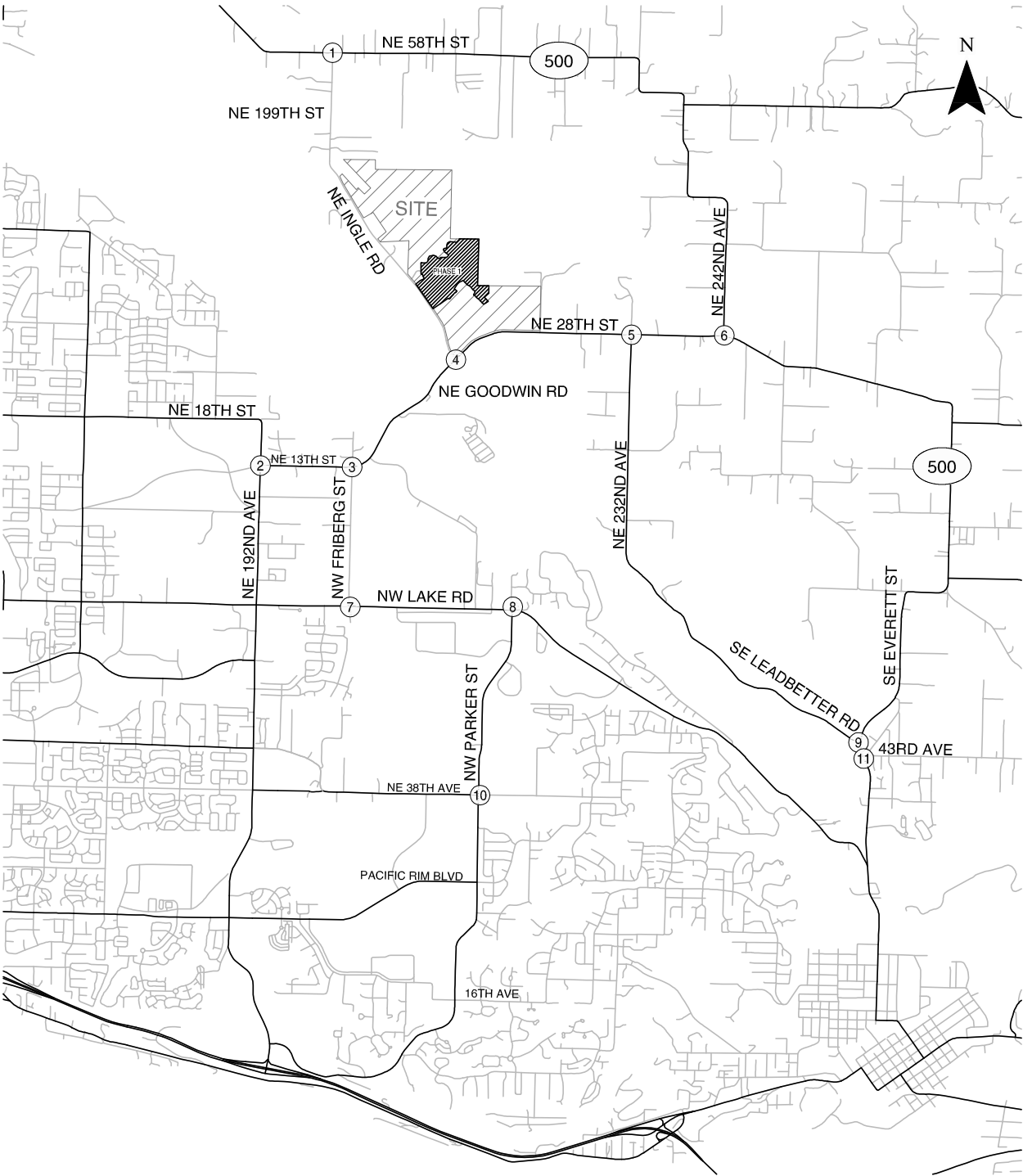
Turn-Lane Considerations

As referenced under the "Analysis Methodology," roadways under Washington State jurisdiction are subject to the turn lane guidelines contained in the *WSDOT Design Manual* (Reference 3). The potential need for turn-lanes at each study intersection was reviewed for the analysis scenarios. Intersections that meet turn-lane guidelines are further discussed below.

NE 199th Avenue/NE 58th Street (SR 500)

Traffic volumes at the intersection of NE 199th Avenue/NE 58th Street (SR 500) meet WSDOT's guidelines for an eastbound right-turn lane on NE 58th Street under existing conditions and all future scenarios during both the weekday a.m. and p.m. peak hour. Construction of a right-turn lane could require right-of-way acquisition and will likely impact one or more private driveways along NE 58th Street (depending on the length of the deceleration lane constructed).

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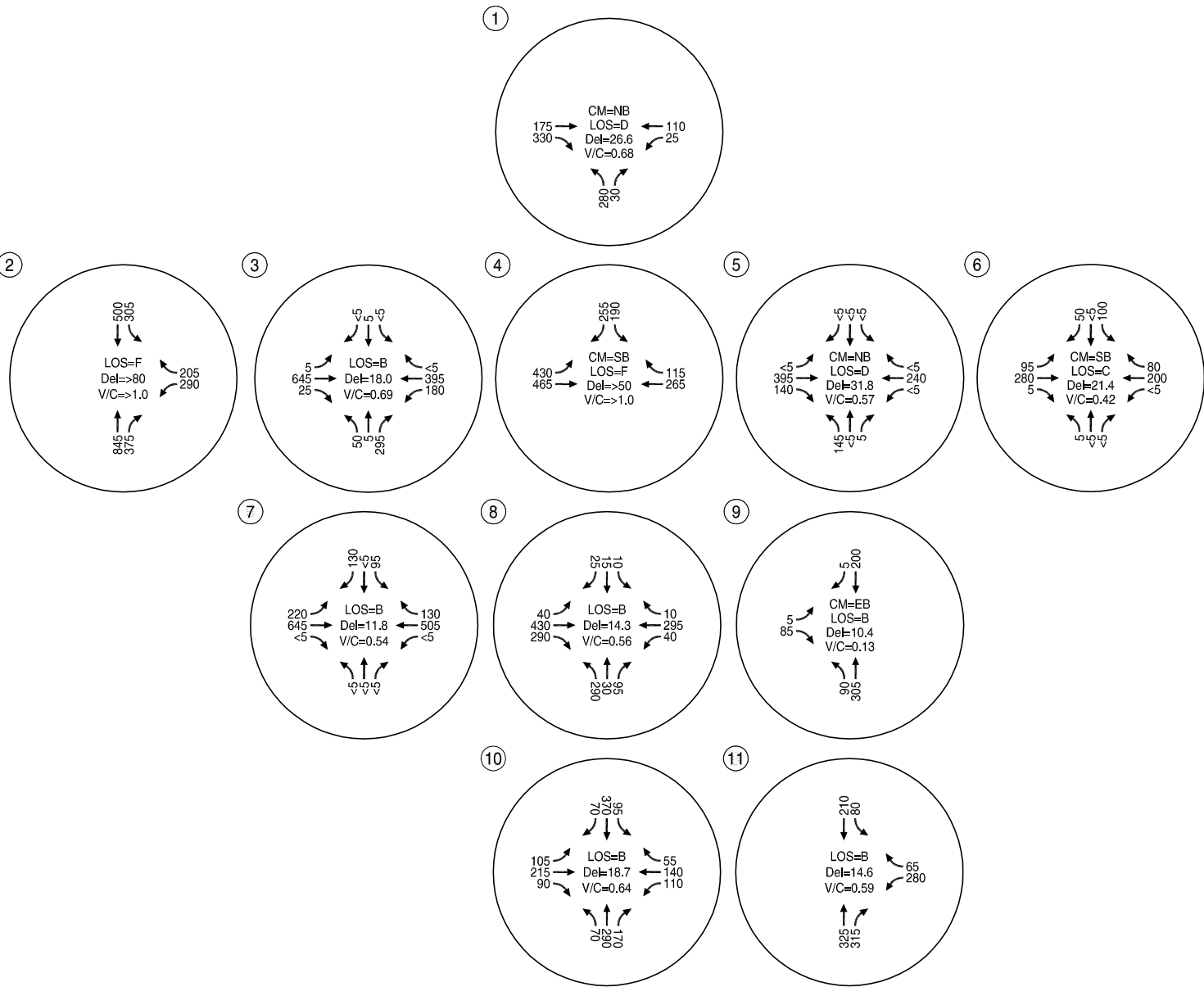
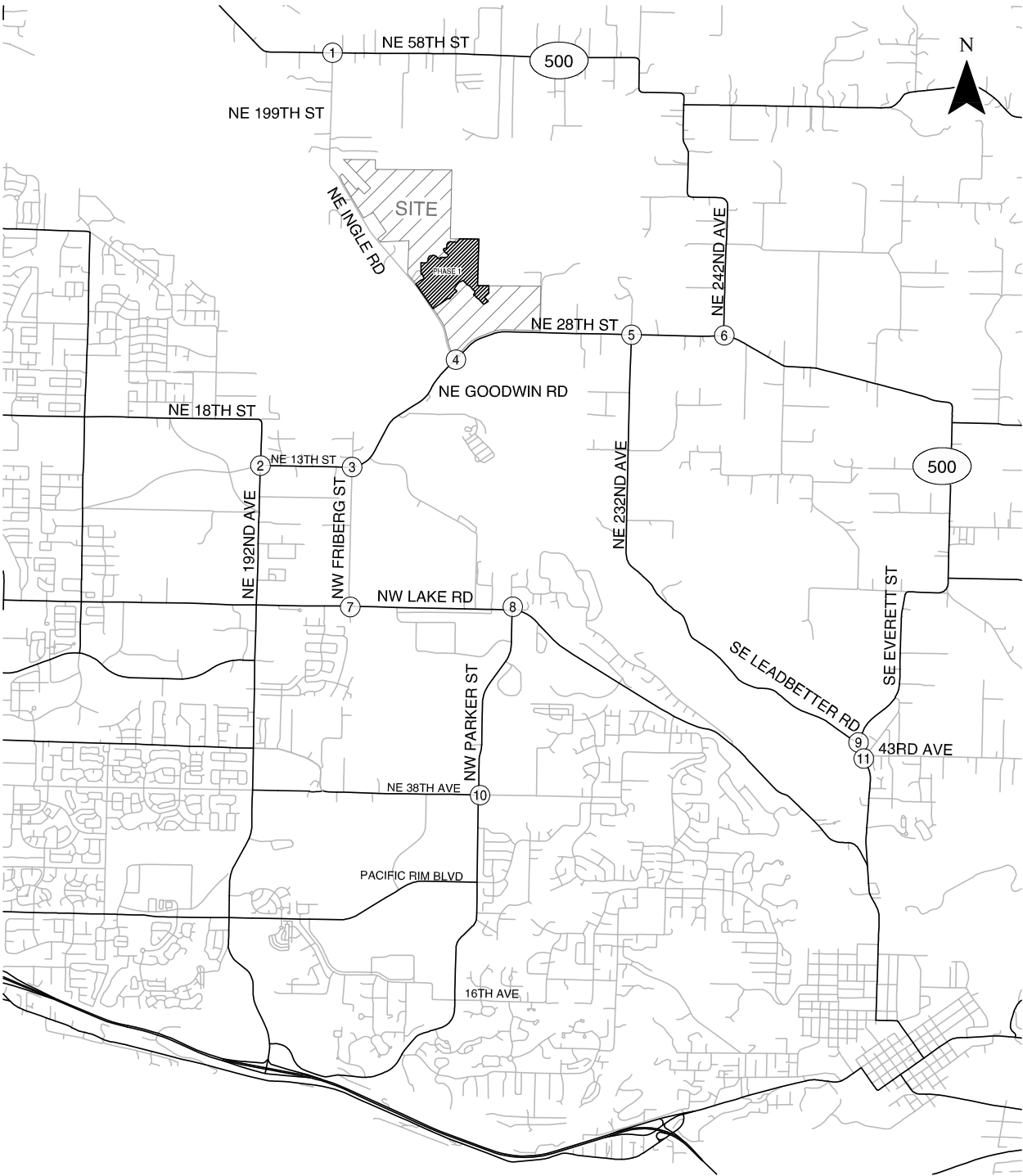


CM = CRITICAL MOVEMENT (TWSC)
LOS = INTERSECTION LEVEL OF SERVICE (SIG) / CRITICAL MOVEMENT
LEVEL OF SERVICE (TWSC)
De = INTERSECTION AVERAGE CONTROL DELAY (SIG / CRITICAL
MOVEMENT CONTROL DELAY (TWSC)
V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
TWSC = TWO-WAY STOP CONTROL

2029 Total Traffic Conditions (Build Out)
Weekday AM Peak Hour
Camas, Washington

Figure
18

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CM = CRITICAL MOVEMENT (TWSC)
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LEVEL OF SERVICE (TWSC)
Del = INTERSECTION AVERAGE CONTROL DELAY (SIG / CRITICAL
MOVEMENT CONTROL DELAY (TWSC)
V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
TWSC = TWO-WAY STOP CONTROL

2029 Total Traffic Conditions (Build Out)
Weekday PM Peak Hour
Camas, Washington

Figure
19

The table below assesses volumes at the intersection for various horizon year scenarios and the impact of the proposed development.

Table 7: NE 199th Avenue/NE 58th Street (SR 500) Eastbound Right-Turn Lane Assessment

Scenario	Eastbound Right-Turn (EBRT) Volume	Meets Guideline?	Development-Added EBRT Trips	Impact of Development
2014 Existing Traffic – AM Peak	180	Yes	-	-
2014 Existing Traffic – PM Peak	145	Yes	-	-
2018 Background Traffic – AM Peak	180	Yes	8 (Phase 1)	4%
2018 Background Traffic – PM Peak	150	Yes	27 (Phase 1)	18%
2029 Background Traffic – AM Peak	210	Yes	45 (Build-out)	21%
2029 Background Traffic – PM Peak	190	Yes	138 (Build-out)	73%

The recorded crash history at the intersection was reviewed to identify potential safety issues that an eastbound right-turn lane might address. No crashes were reported involving vehicles making an eastbound right-turn. Given the lack of crash history and the relatively small impact of Phase 1, no improvements are recommended in conjunction with Phase 1. Nonetheless, given the amount of site-generated traffic that will be added to the eastbound right-turn movement as future phases of the master plan build-out, if right turn crashes materially increased, it is possible that a nexus could be established between requiring construction of an eastbound right-turn lane and traffic volume increases attributable to master plan trip development. Accordingly, we recommend that future site plan applications prepared subsequent to Phase 1 provide an updated assessment as to the potential need for providing a right-turn taper or lane at the intersection.

NE 242nd Avenue (SR 500)/NE 28th Street

Traffic volumes at the intersection of NE 242nd Avenue (SR 500)/NE 28th Street meet WSDOT's guidelines for a left-turn lane on the eastbound approach under existing conditions and all future scenarios during the weekday p.m. peak hour. The table below assesses volumes at the intersection for each horizon year scenario and the impact of the proposed development. *As shown in the table, the Phase 1 development does not add any trips to the eastbound left-turn lane.* The trips generated by build-out of the master plan development are from the retail component and total less than 10.

Table 8: NE 242nd Avenue (SR 500)/NE 28th Street Eastbound Left-Turn Lane Assessment

Scenario	Eastbound Left-Turn Volume	Meets Guidelines? (Recommended Storage)	Development-Added Trips	Impact of Development
2014 Existing Traffic – AM Peak	10	No	-	-
2014 Existing Traffic – PM Peak	80	Yes (100 feet)	-	-
2018 Background Traffic – AM Peak	10	No	0 (Phase 1)	0%
2018 Background Traffic – PM Peak	80	Yes (100 feet)	0 (Phase 1)	0%
2029 Background Traffic – AM Peak	10	No	2 (Build-out)	20%
2029 Background Traffic – PM Peak	90	Yes (100 feet)	9 (Build-out)	10%

The recorded crash history at the intersection was reviewed to identify potential safety issues that an eastbound left-turn lane might address. While two angle crashes were reported from vehicles making a southbound left-turn, no crashes were reported involving vehicles making an eastbound left-turn.

Based on our review of the information provided above, we find no basis for recommending improvements to the NE 242nd Avenue (SR 500)/NE 28th Street intersection in conjunction with Phase 1 site development. We base this conclusion on the proposed development adding no trips to the left-turn movement in question, the lack of crash history related to left-turns, and the general lack of a nexus given the small trip impact of the proposed Phase 1 development at this location.

Planned Future Intersection Improvements

The 2012 *City of Camas Traffic Impact Fee Update Report* (Reference 2) identifies the future need to widen NE 28th Street to have a center left-turn lane from Ingle Road to NE 242nd Avenue. A related project would create a new NE 242nd Avenue extension south of NE 28th Street. Given the City's planned improvements, we recommend the City of Camas make a finding that the traffic impact fee payments made by the master plan for Phase 1 and future phases of the project mitigate development impacts at the intersection, and therefore require no additional mitigation.

Recommended Mitigations

As discussed above, all study intersections meet operating standards under existing and 2018 background and total traffic conditions for both the weekday a.m. and p.m. peak hours. Four intersections do not meet operating standards in 2029 under background and/or total traffic conditions; each is discussed below.

NE 199th Avenue/NE 58th Street (SR 500)

The minor street northbound left-turn at the intersection of NE 199th Avenue/NE 58th Street (SR 500) is projected to not meet current WSDOT standards in the 2029 total traffic conditions during the weekday a.m. and p.m. peak hours. The intersection is projected to operate at a volume-to-capacity (v/c) ratio of 0.72 and LOS D during the a.m. peak hour and v/c ratio of 0.70 and LOS D during the p.m. peak hour. It is therefore not within WSDOT's LOS requirement (LOS C) for non-HSS facilities in rural areas. The intersection is three-legged and stop-controlled on the northbound approach. The northbound left-turn is the critical movement at the intersection, with all other movements operating at a LOS A and well under capacity. During both the weekday a.m. and p.m. peak hours, the northbound left-turn is 3 seconds or less over the delay threshold between LOS C and LOS D. In the event that the area around the intersection urbanizes before build-out, the WSDOT performance standard will shift to LOS E and the intersection would operate within WSDOT standards.

As discussed in the *Turn-Lane Considerations* section above, the intersection currently meets warrants for an eastbound right-turn lane, which would improve operations for northbound left-turning vehicles to a LOS C during the 2029 total traffic conditions. As also discussed above, it is expected that a nexus might ultimately be established between requiring construction of an eastbound right-turn lane and traffic volume increases attributable to master plan trip development, based on LOS and delay at the intersection. Accordingly, we recommend that future site plan applications prepared subsequent to Phase 1 provide an updated assessment as to the potential need for providing a right-turn taper or lane at the intersection, considering both the need for a right-turn taper or lane and delay with the northbound left-turn.

Appendix "L" contains the traffic operations worksheets supporting the potential mitigations at NE 199th Avenue/NE 58th Street (SR 500).

NE 192nd Avenue/NE 13th Street

The intersection of NE 192nd Avenue/NE 13th Street is projected to not meet standards in the 2029 background conditions and the 2029 total traffic conditions during both the weekday a.m. and p.m. peak hours. The intersection operates over-capacity in all four of these scenarios and at a LOS F during the weekday p.m. peak hour in the background conditions and weekday a.m. and p.m. peak hours in the total traffic scenarios.

Potential Future City of Vancouver Improvements

The City of Vancouver has identified NE 192nd Avenue as ultimately requiring five travel lanes (two southbound through lanes, a center left-turn lane, and two northbound through lanes) and includes

the widening on the City's Traffic Impact Fee (TIF) program project list. Because no near-term funding has been programmed for the future five-lane section, the existing section was assumed to be in place in 2029 for the purposes of this traffic study. Widening by the City of Vancouver or others in the interim would add capacity and change the intersection operations.

In the event that NE 192nd Avenue is widened to five lanes through the NE 13th Street intersection, the intersection is projected to meet City of Vancouver intersection operating standards under 2029 background conditions. To mitigate total traffic conditions, a westbound right-turn lane would also be required. In the event that 192nd Avenue is not widened, a northbound right-turn lane and westbound right-turn lane would be sufficient to mitigate 2029 total traffic conditions (mitigation assumes maintaining operations equivalent to or better than those experienced under 2029 background conditions with site build-out but does not fully accommodate forecast queuing).

Potential Master Plan Development Mitigation Options

As noted above, the provision of a northbound right-turn lane and westbound right-turn lane would offer more than sufficient capacity to mitigate the impact of the master plan site build-out while also providing additional capacity to allow for future growth and development. Therefore, we recommend the Green Mountain Master Plan provide a proportionate share contribution towards the construction of a northbound right-turn lane and a westbound right-turn lane on NE 13th Avenue. The City of Vancouver has successfully administered pro-rata share contribution collection systems at other intersections, allowing each development impacting a failing intersection to contribute a "fair-share" of the mitigation cost.

Appendix "M" identifies a proposed proportionate cost sharing methodology. Under this methodology, each trip would be assessed a fee of \$391. Therefore the Green Mountain development contribution at full build-out would be approximately \$123,600. *Details of the cost estimate, capacity generated by the improvements, and impact of the proposed development supporting the proportionate share calculations are provided in Appendix "M."*

It should be noted that the NE 192nd Avenue/NE 13th Street intersection is listed on the City of Vancouver's TIF program project list. In the case of the Green Mountain Master plan, any TIF credits issued by the City of Vancouver would only be redeemable for development impacts in Vancouver (not Camas).

NE Ingle Road/NE Goodwin Road

The intersection of NE Ingle Road/NE Goodwin Road is projected to not meet City of Camas intersection operating standards in the 2029 background conditions during the weekday p.m. peak

hour and the 2029 total traffic conditions during both the weekday a.m. and p.m. peak hours. In order to mitigate 2029 background conditions, a two-way left-turn lane could potentially be provided east of the intersection to facilitate southbound left-turns, which are the critical movement at the intersection.

The City's long-term plans anticipate significant reconstruction of the intersection and the approaching roadways as recorded in the 2012 *City of Camas Traffic Impact Fee Update* (Reference 2). Identified improvement needs include:

- Installation of a traffic signal at NE Ingle Road/NE Goodwin Road;
- The extension of a new collector roadway from NE Ingle Road south to NE 232nd Avenue;
- Widening of NE Goodwin Road from two to three lanes between NE Ingle Road and NE 232nd Avenue; and
- Widening of NE Goodwin Road from two to five lanes NE between Friberg Street and NE Ingle Road.

Considering the Green Mountain Master Plan project location and traffic impacts at the intersection, we recommend the following series of mitigations in conjunction with the proposed development:

- Construct an eastbound left-turn lane on NE Goodwin Road at NE Ingle Road with the first Phase 1 trip.
- Construct a westbound right-turn lane on NE Goodwin Road at NE Ingle Road with the 203rd Phase 1 trip (prior to occupancy of 203rd single family home on site). The right-turn lane should provide at least 100 feet of storage. (Note, in the long-term future, the City could consider restriping the right-turn lane to a shared through/right lane when widening of NE Goodwin Road west of NE Ingle Road develops two westbound receiving lanes).
- Construct a three-lane roadway section (with center two-way left-turn lane) on NE Goodwin Road along the site frontage in conjunction with standard frontage improvements as adjacent development occurs.
- Upon completion of Phase 1 site development (including construction of the eastbound left-turn lane and westbound right-turn lane on NE Goodwin Road at NE Ingle Road with Phase 1), the developer shall monitor the need for installation of a traffic signal with each future site plan application at the intersection and construct a traffic signal when the intersection no longer satisfies City of Camas performance standard (LOS "D" and v/c of 0.90 or better) *and* the intersection volumes meet traffic signal warrants (subject to direction from the City of Camas).

- The monitoring effort is recommended to require preparation of then-current traffic counts, assessment of traffic signal warrants based on build-out of the then-current site plan application (and all other approved development), and a summary report prepared by a licensed professional engineer. The study should consider potential turn movement re-routing that is expected to occur at the NE Goodwin Road/NE Ingle Road intersection as new connections to the master plan site are made to NE Goodwin Road east of NE Ingle Road.

On-site Circulation and Operations

We recommend that a detailed review of on-site circulation and operations be prepared in conjunction with each future site plan application. This review will provide an opportunity to consider site-specific details when they become available and should include consideration of vehicular, pedestrian, and delivery vehicle paths.

On-site landscaping, signage and any above-ground utilities should be provided appropriately to ensure that adequate sight distance is provided and maintained and should be considered as part of future site plan applications.

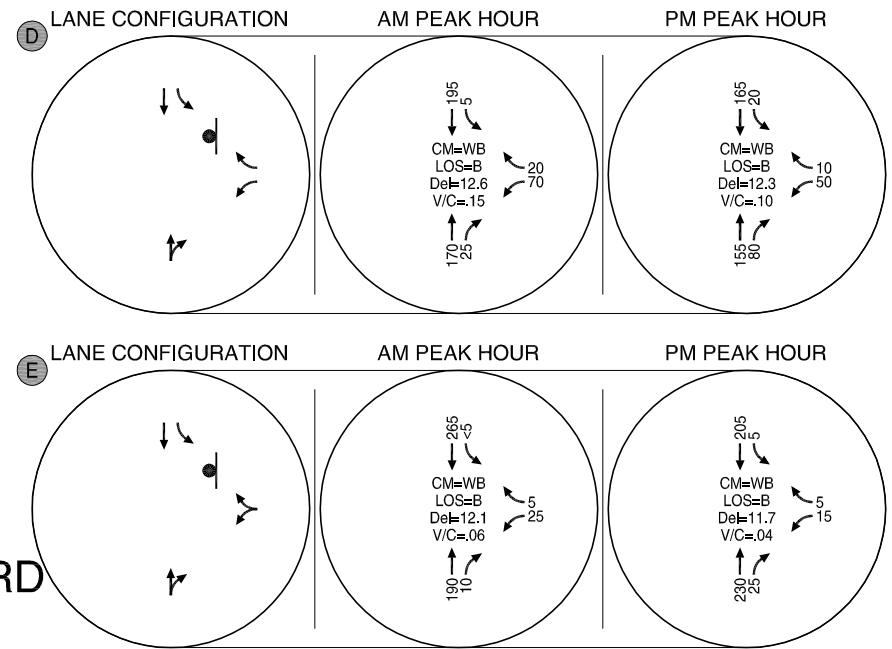
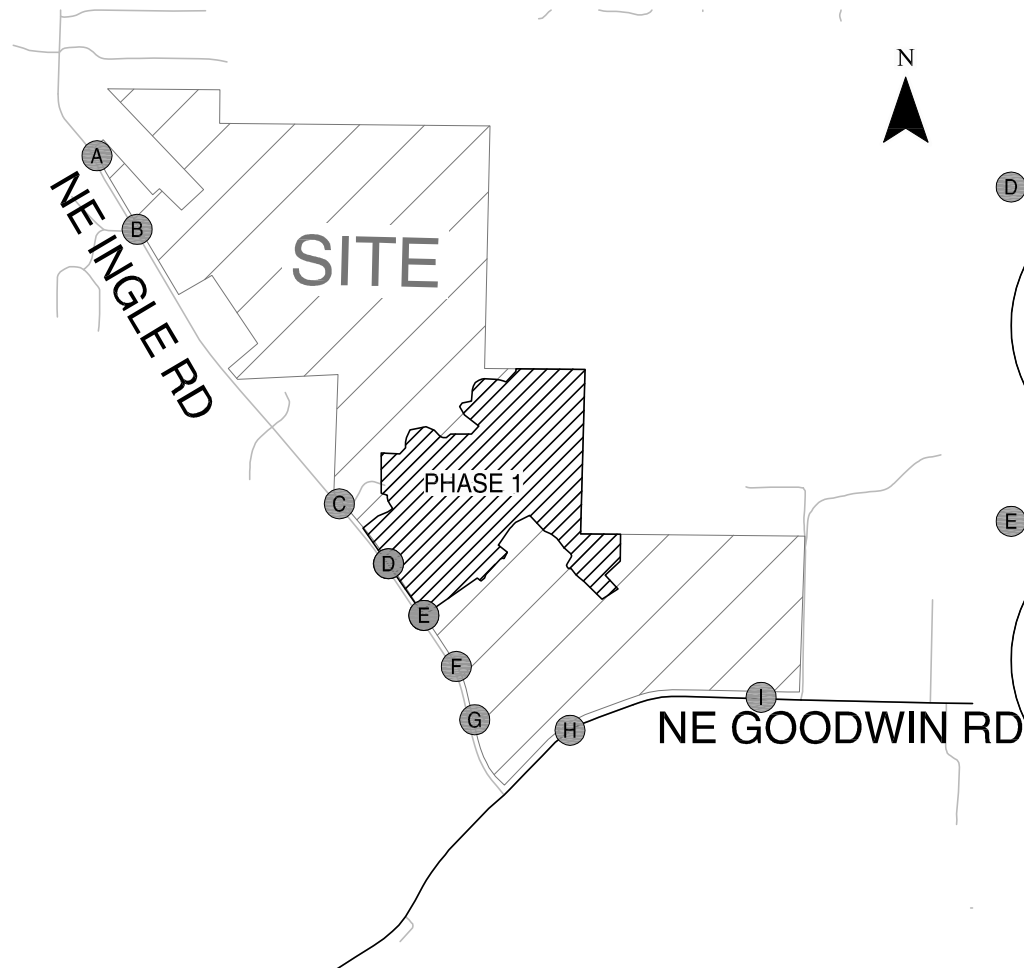
Access Requirements

The City of Camas requires a minimum intersection spacing of 330 feet on three lane collector streets. This spacing should be maintained with the proposed development.

Phase 1 Access Operations

The portion of the site that will be developed with Phase 1 is noted in Figure 2. As seen, two access points are proposed for the Phase 1 development. The proposed lane configuration at these accesses and operations is shown in Figure 20. The developer has proposed to maintain access to the existing golf course in conjunction with the Phase 1 development. The existing gravel maintenance only access will be improved to provide an interim main access to the remaining portion of the golf course (reduced to eight holes). The proposed interim golf course access is located approximately 400 feet south of the proposed southern access, which meets the City's intersection spacing requirements for a collector street noted above.

Appendix "N" contains the traffic operations worksheets for the Phase 1 access operations.



● - STOP SIGN

CM = CRITICAL MOVEMENT (TWSC)
 LOS = INTERSECTION LEVEL OF SERVICE (SIG) / CRITICAL MOVEMENT
 LEVEL OF SERVICE (TWSC)
 Del = INTERSECTION AVERAGE CONTROL DELAY (SIG / CRITICAL
 MOVEMENT CONTROL DELAY (TWSC)
 V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
 TWSC = TWO-WAY STOP CONTROL

2018 Site Access Lane Configurations
 and Operations (Phase 1)
 Camas, Washington

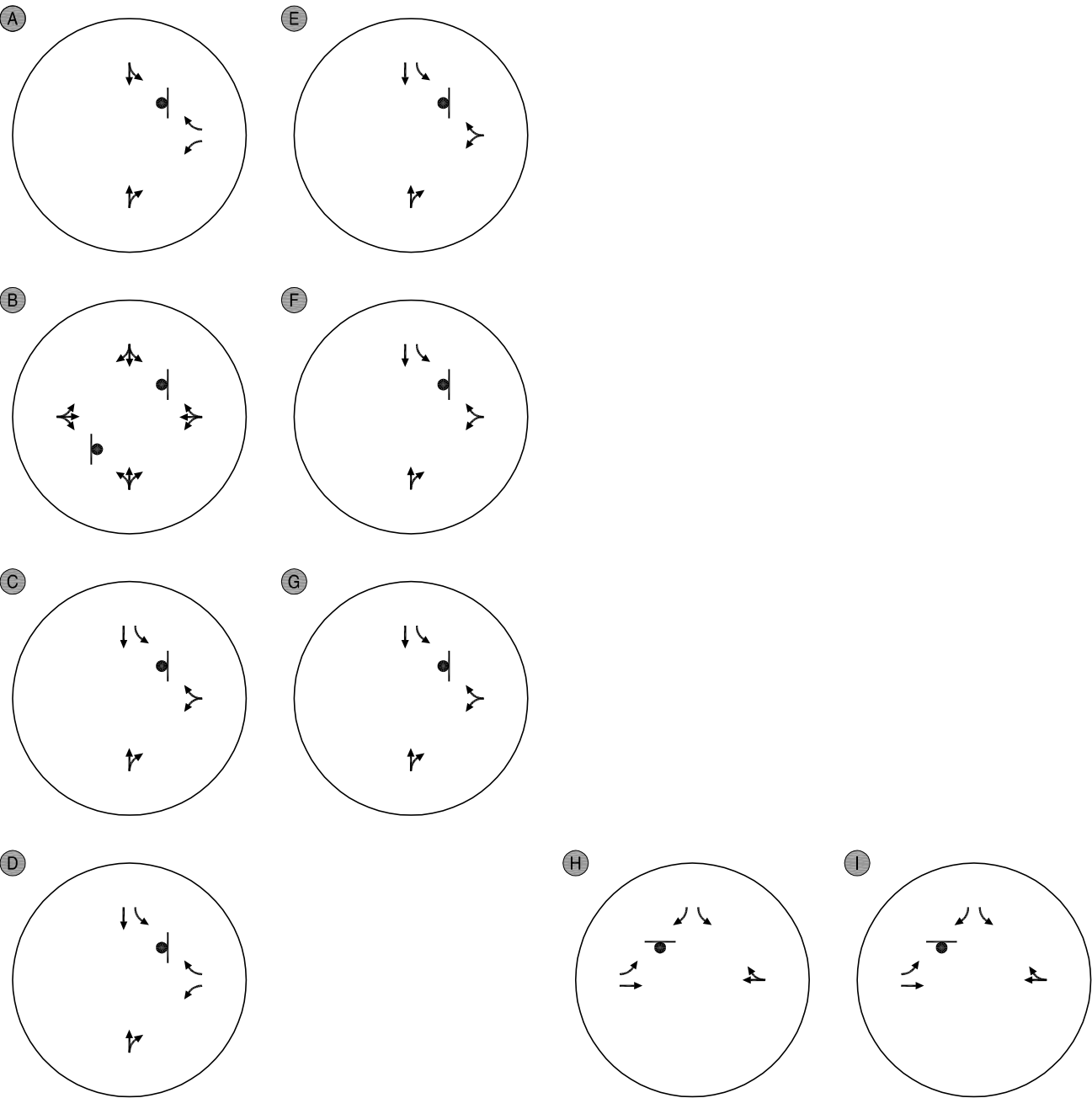
Figure
 20

Build-out Access Operations

An additional five access points on NE Ingle Road and two access points on NE Goodwin Road are anticipated with full build-out of the development. The exact location of the access points may change as the plans for the development are refined. We assessed operations at these access points assuming the lane configuration shown in Figure 21. As seen in the figure, we expect NE Ingle Road will be developed with a center two-way left-turn lane (TWLTL) through access “C” and NE Goodwin Road will be developed with a TWLTL along the site frontage. Operations at the site accesses for the weekday a.m. and p.m. peak hours are shown in Figures 22 and 23. As seen in the figures, all access points operate at a LOS “C” or better, with the exception of the eastern access on NE Goodwin Road. The southbound left-turn movement at this intersection operates at a LOS D during the weekday p.m. peak hour.

We recommend further evaluation of potential right-turn deceleration lane needs be considered at the time of site plan application. This evaluation should consider the potential need for southbound left-turn lanes or northbound right-turn lanes along NE Ingle Road at the remaining access points as well as corresponding turn lane queue storage requirements. *Appendix “O” contains the traffic operations worksheets for the full build-out access operations.*

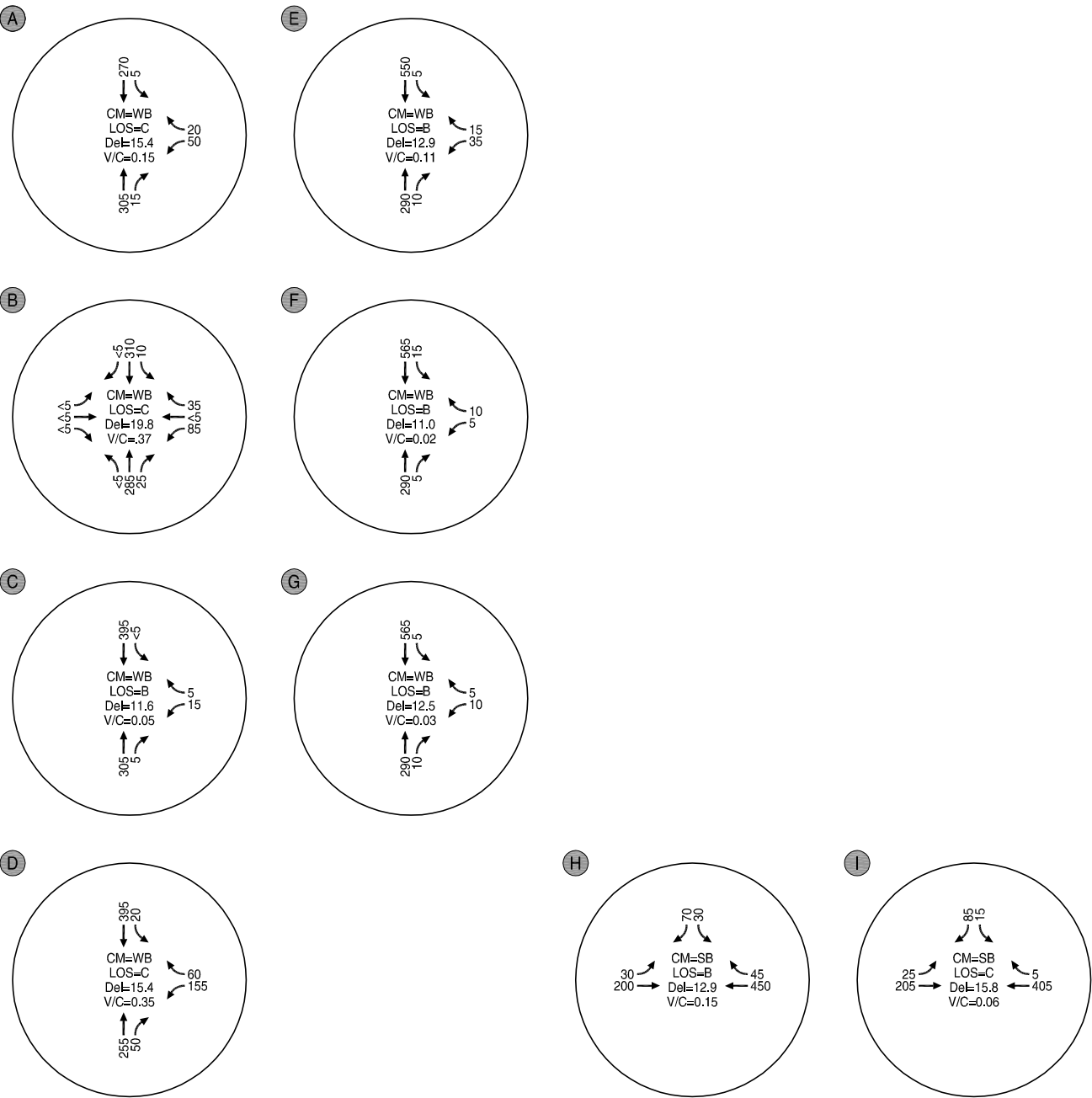
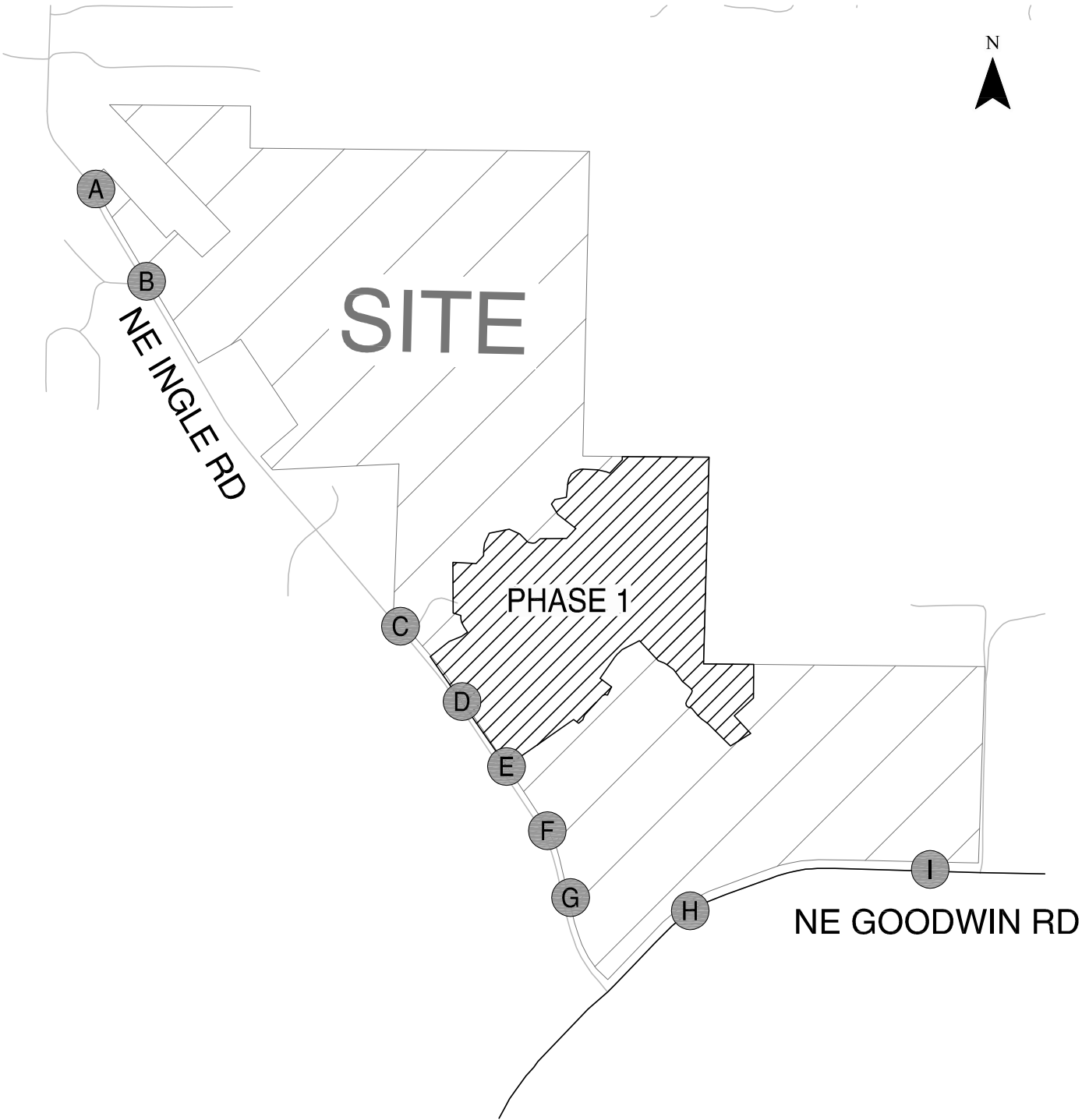
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Site Access Lane Configurations and Traffic Control Devices (Buildout)
Camas, Washington

Figure
21

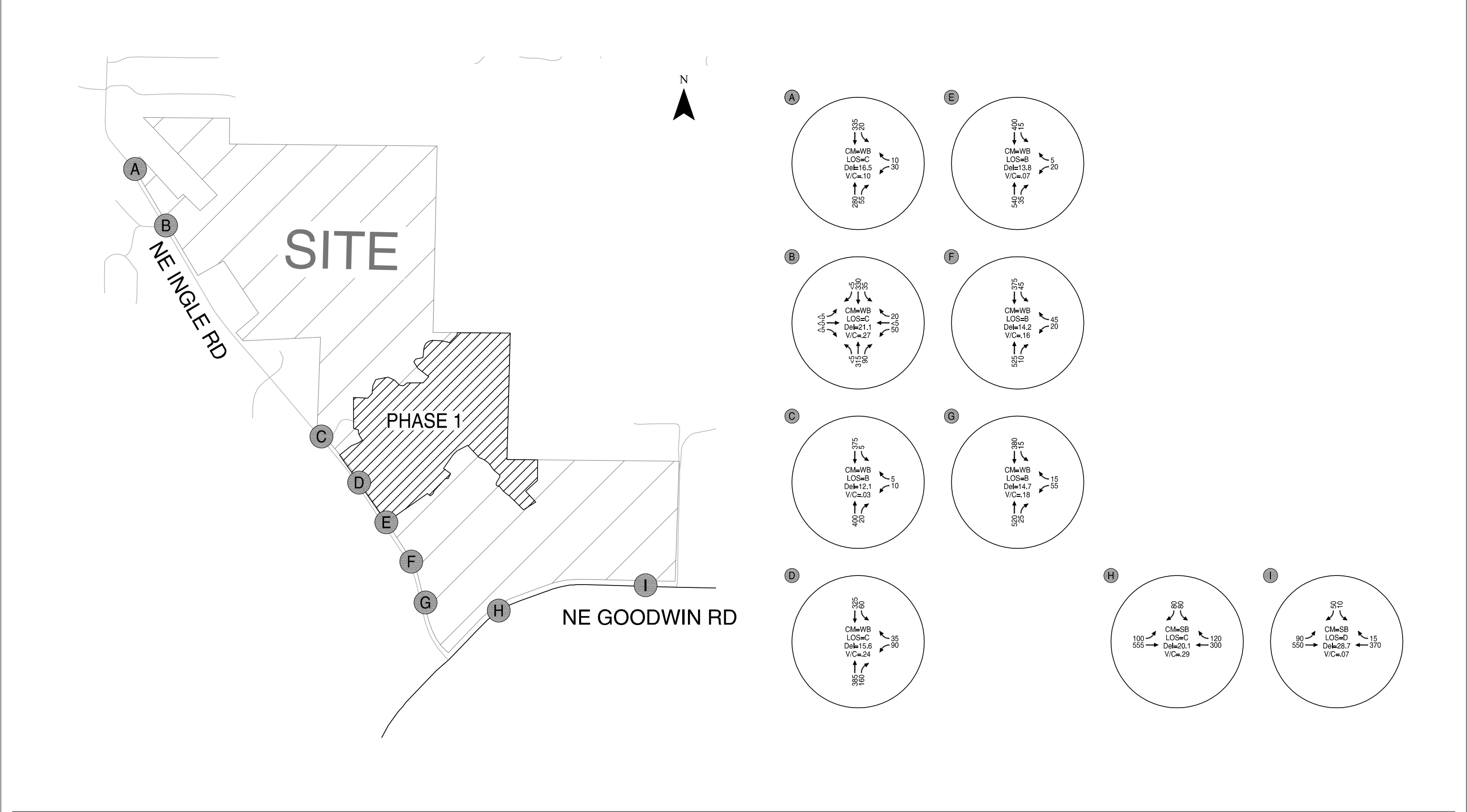
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CM = CRITICAL MOVEMENT (TWSC)
LOS = INTERSECTION LEVEL OF SERVICE (SIG) / CRITICAL MOVEMENT
LEVEL OF SERVICE (TWSC)
Del = INTERSECTION AVERAGE CONTROL DELAY (SIG / CRITICAL
MOVEMENT CONTROL DELAY (TWSC)
V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
TWSC = TWO-WAY STOP CONTROL

2029 Site Access Operations (Build Out)
Weekday AM Peak Hour
Camas, Washington

Figure
22



CM = CRITICAL MOVEMENT (TWSC)
LOS = INTERSECTION LEVEL OF SERVICE (SIG) / CRITICAL MOVEMENT
Del = INTERSECTION AVERAGE CONTROL DELAY (SIG / CRITICAL
MOVEMENT CONTROL DELAY (TWSC)
V/C = CRITICAL VOLUME-TO-CAPACITY RATIO
TWSC = TWO-WAY STOP CONTROL

2029 Site Access Operations (Build Out)
Weekday PM Peak Hour
Camas, Washington

Figure
23

TRANSPORTATION COMPLIANCE LETTER

This master plan traffic study documents the transportation implications of the proposed development at build-out. There are on-site access, circulation, turn lane, and driveway location and design considerations that will need to be addressed when specific site plan applications are made. Further, the phasing and timing of master plan build-out is likely to evolve over time to adapt to market conditions. Accordingly, it is recommended that a transportation compliance letter be prepared for each preliminary plat or site plan application to address on-site transportation, access and pedestrian standards and to ensure that the mitigation measures provided for in this report are applied at the appropriate phase of development. The transportation compliance letter should also document the trip generation of each phase of development to ensure that the total number of trips generated from future development does not exceed the number of trips vested under the Development Agreement.

We recommend each transportation compliance letter could document:

- The number of site-generated trips (daily, weekday a.m. peak hour, weekday p.m. peak hour) estimated to be used by the then-current proposed site development application.
- The number of site-generated trips (daily, weekday a.m. peak hour, weekday p.m. peak hour) previously used by approved site development applications on the master plan site.
- An accounting of the number of site-generated trips (daily, weekday a.m. peak hour, weekday p.m. peak hour) remaining assuming approval of the then-current site plan application.
 - Note: In the event that a future site plan application is projected to use more trips than were previously assumed through the master plan, additional traffic capacity/concurrency analysis would be triggered (unless a traffic count cordon-study of the master plan campus demonstrates the number of trips generated by the site is less than projected by standard ITE trip rates and thus the overall development impact actually is less than or equal to the number of trips assumed by the master plan).
- Evaluation of outstanding mitigation needs (as appropriate consistent with the Master Plan recommendations) at the intersections of:
 - Need for an eastbound right-turn lane at NE 199th Avenue/NE 58th Street (SR 500)
 - NE Ingle Road/NE Goodwin Road (including traffic signal warrant analysis)

FINDINGS AND RECOMMENDATIONS

Based on the results of the transportation impact analysis, Phase 1 of the Green Mountain Master Plan (estimated to generate 2,050 daily trips and 215 net new p.m. peak hour trips) can be developed while maintaining acceptable levels of service and safety at the study intersections without any required off-site mitigations. The primary findings and recommendations of this study are summarized below.

Existing Conditions

- All of the study intersections currently operate acceptably during the weekday a.m. and p.m. peak hours.

Proposed Development Activities

- Phase 1 site development includes 215 residential units. It is estimated to generate 160 net new a.m. peak hour trips (40 in and 120 out) and 215 net new p.m. peak hour trips (135 in and 80 out).
- Build-out of the site development includes 1,300 residential units and 90,000 square feet of retail use. Build-out (including Phase 1) is collectively estimated to generate a total of 995 net new a.m. peak hour trips (290 in and 705 out) and 1,655 net new p.m. peak hour trips (965 in and 690 out).
- Access to Phase 1 of the site will be provided via two full movement driveways on NW Ingle Road. In the future when the site is built out, access will be provided on both NW Ingle Road and NW Goodwin Road.

Year 2018 Background Traffic Conditions

- Year 2018 background conditions (without construction of the Green Mountain mixed-use development) were estimated assuming completion of approved in-process developments within the study area and an annual 2% growth rate on City of Vancouver roadways.
- Operational analyses indicate that the study intersections are forecast to continue to operate acceptably.

Year 2018 Total Traffic Conditions

- Year 2018 total traffic conditions were estimated assuming completion of approved in-process developments within the study area plus Phase 1 of the proposed development.
- Operational analyses indicate that the study intersections are forecast to continue to operate acceptably under 2018 total traffic conditions with one exception:
 - The southbound movement at the intersection of NE Ingle Road/NE Goodwin Road is projected to operate at a LOS E during the weekday p.m. peak hour. This failure is triggered by the 203rd single family residential unit in Phase 1 of the development.

Year 2029 Background Traffic Conditions

- Year 2029 background conditions (with construction of only Phase 1 of proposed development but no further phases) were estimated assuming the same in-process developments included in the 2018 analysis as well as a one percent growth rate on City of Camas roadways and two percent growth rate on City of Vancouver roadways.
- Operational analyses indicate that the study intersections are forecast to continue to operate acceptably under year 2029 background traffic conditions with two exceptions:
 - The intersection of NE 192nd Avenue/NE 13th Street is projected to operate at a LOS E and over-capacity during the weekday a.m. peak hour and LOS F and over-capacity during the weekday p.m. peak hour,
 - The southbound approach to the intersection of NE Ingle Road/NE Goodwin Road is projected to operate at a LOS F during the weekday p.m. peak hour.

Year 2029 Total Traffic Conditions

- Year 2029 total traffic conditions were estimated assuming year 2029 background traffic and complete build-out of the proposed Green Mountain development.
- Operational analyses indicate that the study intersections are forecast to continue to operate acceptably under year 2029 total traffic conditions, with the exception of:
 - NE 199th Avenue/NE 58th Street (SR 500) (weekday a.m. and p.m.)
 - NE 192nd Avenue/NE 13th Street (weekday a.m. and p.m.)
 - NE Ingle Road/NE Goodwin Road (weekday a.m. and p.m.)

Turn-Lane Considerations

- An assessment of turn-lane need was conducted for each study intersection.
- The intersection of NE 199th Avenue/NE 58th Street (SR 500) meets WSDOT's guidelines for a right-turn lane on the eastbound approach under existing conditions and all future scenarios during both the weekday a.m. and p.m. peak hour.
 - The crash history indicates that no crashes were recorded between 2008-2013 involving vehicles making an eastbound right-turn.
 - Given the lack of crash history related to eastbound right-turns and the relatively small impact of Phase 1 (eight eastbound right-turn trips during the weekday a.m. peak hour, 27 eastbound right-turn trips during the weekday p.m. peak hour), no improvements are recommended in conjunction with Phase 1.
 - In the future, the provision of a right-turn taper or lane could be considered if suggested by the crash history at the intersection.
- The intersection of NE 242nd Avenue (SR 500)/NE 28th Street meets WSDOT's guidelines for a left-turn lane on the eastbound approach under existing conditions and all future scenarios during the weekday p.m. peak hour.
 - The crash history indicates that no crashes were recorded between 2008-2013 involving vehicles making an eastbound left-turn.
 - The City's long-term plans include a traffic signal and southbound left-turn lane at NE 242nd Avenue (SR 500)/NE 28th Street.
 - Given the lack of recorded crash history, the small impact of the proposed development (no Phase 1 eastbound left-turns and less than 10 at master plan build-out), and future improvement plans at this intersection, no turn-lane improvements are recommended with Phase 1 site development.

Recommendations

- Regardless of the proposed master plan application, we recommend that the City of Camas consider potential improvements to the intersection of NE Ingle Road/NE Goodwin Road to address intersection sight distance limitations associated with the location of the stop bar, such as relocating the stop bar.
- The following improvements should be provided in conjunction with site development:
 - Phase 1 Site Development

- An eastbound left-turn lane with 100 feet of storage should be provided at NE Ingle Road/NE Goodwin Road.
- A westbound right-turn lane on NE Goodwin Road at NE Ingle Road prior to occupancy of the 203rd single family home in Phase 1. The right-turn lane should provide at least 100 feet of storage.
- On-site and off-site landscaping and any above ground utilities at the site-access driveways and internal roadways should be provided appropriately to ensure that adequate sight-distance is maintained.
- For Phase 1 and all future phases, a Transportation Compliance Letter as described above should be prepared by a licensed professional engineer and submitted with the then-current site plan application.
- Full Build-Out of Site Development (items to be assessed in Transportation Compliance Letter unless otherwise mitigated):
 - Future site plan applications should provide an updated assessment as to the potential need for providing an eastbound right-turn taper or lane at the 199th Avenue (SR 500)/NE 58th Street intersection unless otherwise deemed mitigated by the project or others.
 - Pay a proportionate “fair-share” financial contribution towards capacity mitigations at the intersection of NE 192nd Avenue/NE 13th Street. This contribution would partially fund the eventual construction of a northbound right-turn lane on NE 192nd Avenue and a westbound right-turn lane on NE 13th Avenue.
- Mitigations will be needed to improve NE Ingle Road/NE Goodwin Road in 2029. We recommend the following:
 - The applicant construct a three-lane section (with center two-way left-turn lane) on NE Goodwin Road along the site frontage.
 - The applicant assess traffic volumes and signal warrants at NE Ingle Road/NE Goodwin Road with each phase of development and construct a traffic signal and related appurtenances when the intersection no longer satisfies City of Camas performance standard (LOS “D” and v/c of 0.90 or better) and intersection volumes meet traffic signal warrants.

- On-site and off-site landscaping and any above ground utilities at the site-access driveways and internal roadways should be provided appropriately to ensure that adequate sight-distance is maintained.

We trust this letter adequately addresses the traffic impacts associated with the proposed Green Mountain Master Plan development. Please contact us if you have any questions or comments regarding the contents of this report or the analysis performed.

REFERENCES

1. Transportation Research Board 2000. Highway Capacity Manual. 2000.
2. DKS Associates. *City of Camas Traffic Impact Fee Update*. May 2012.
3. Washington State Department of Transportation. *Design Manual*. July 2013.
4. C-Tran. <http://www.c-tran.com>. May 2014.
5. Oregon Department of Transportation Research Section. *SPR 667 Assessment of Statewide Intersection Safety Performance*. June 2011.
6. American Association of State Highway and Transportation Officials. *Highway Safety Manual*. 2010.
7. Institute of Transportation Engineers. *Trip Generation Manual*, 9th Edition. 2012.
8. City of Vancouver. *Traffic Study Guidelines*. December 2013.



Appendix B Phase 2 Transportation Compliance Letter



MEMORANDUM

Date: November 8, 2016 Project #: 20495

To: Curleigh Carothers, P.E.; City of Camas

cc: Ralph Emerson, CLB Washington Option Solutions, LLC
Kurt Stonex, P.E., Mike Odren, Stacey Hickman; Olson Engineering

From: Chris Brehmer, P.E., Kelly Laustsen; Kittelson & Associates, Inc.

Project: Green Mountain Phase 2

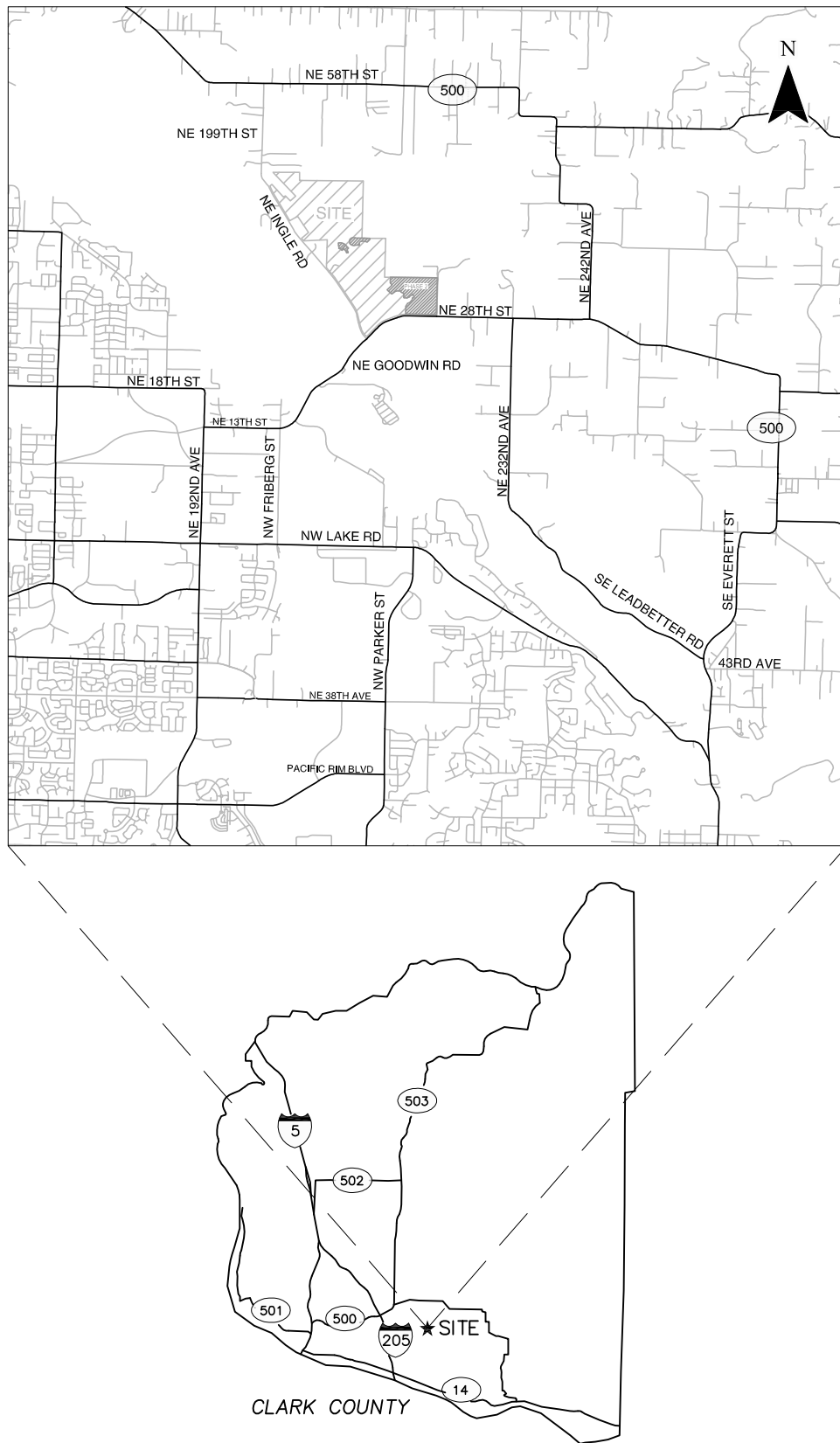
Subject: Transportation Compliance Letter

This memorandum provides a transportation compliance letter to support Phase 2 of the proposed Green Mountain Master Plan development to be located at the northeast corner of NE Ingle Road and NE Goodwin Road in Camas, Washington. The contents of this memorandum are based on the recommendations provided in the *Green Mountain Master Plan Transportation Impact Analysis (TIA)*, prepared by Kittelson & Associates, Inc. and dated June 2014 (provided in *Appendix A*). The intent of this memorandum is to document the trip generation of Phase 2 and ensure that the mitigation measures provided in the Masterplan TIA are applied at the appropriate phase of development.

BACKGROUND

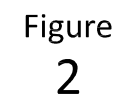
The TIA for the Green Mountain Master Plan developed in 2014 provided a near- and long-term analysis for full buildout of the Green Mountain site, including 283-acres of mixed-use development. The master plan includes eight phases of the development, the first of which is currently underway.

Figure 1 illustrates the site vicinity and location of the Master Plan site. A mix of residential and commercial uses is planned in accordance with the zoning. Development of Phase 2 of the site is currently proposed, with the site plan shown in Figure 2. Phase 2 includes development of 230 residential units with an additional access via NE 28th Street.



Site Vicinity
Camas, Washington

Figure
1



SCOPE OF THE REPORT

This analysis identifies the transportation-related impacts associated with Phase 2 of the proposed Green Mountain Master Plan development and was prepared in accordance with the recommendations outlined in the Master Plan TIA. It documents the following:

- The number of site-generated trips (daily, weekday a.m. peak hour, weekday p.m. peak hour) estimated with Phase 2.
- The number of site-generated trips (daily, weekday a.m. peak hour, weekday p.m. peak hour) previously debited by approved site development applications on the master plan site.
- An accounting of the number of site-generated trips (daily, weekday a.m. peak hour, weekday p.m. peak hour) remaining assuming approval of the Phase 2 subdivision application.
- Evaluation of outstanding mitigation needs (as appropriate consistent with the Master Plan recommendations) involving:
 - Need for an eastbound right-turn lane at NE 199th Avenue/NE 58th Street (SR 500)
 - NE Ingle Road/NE Goodwin Road intersection operations
 - Assessment of proportionate share contribution at NE 192nd Avenue/NE 13th Street intersection
- On-site access and circulation.
- Conclusions and recommendations.

ANALYSIS METHODOLOGY

As with the Master Plan TIA, all level of service analyses described in this report were performed in accordance with the procedures stated in the *2000 Highway Capacity Manual* (Reference 1). A description of level of service and the criteria by which they are determined is presented in *Appendix B*. *Appendix B* also indicates how level of service is measured and what is generally considered the acceptable range of level of service.

To ensure that this analysis was based on a reasonable worst-case scenario, the peak 15 minute flow rate during the peak hour analysis periods was used in the evaluation of all intersection levels of service. For this reason, the analysis reflects conditions that are only likely to occur for 15 minutes out of each average peak hour. Traffic conditions during other weekday hours and throughout the weekend will likely be better than those described in this report.

CURRENT PROPOSED DEVELOPMENT PLAN

Phase 2 consists of 230 single-family detached homes and is expected to be completed by 2018. Phase 2 is primarily located in the southeast portion of the overall site, with access anticipated on NE 28th Street via a neighborhood circulator. As part of Phase 2, two pods adjacent to and northwest of Phase 1 will also be constructed. Phase 2 will be connected to Phase 1 via the extension of N. Boxwood Street, as shown in the site plan in Figure 1. The proposed master plan anticipates two public street neighborhood circulator connections to NE Goodwin Road serving the site in conjunction with two public street neighborhood circulator connections along NE 28th Street.

Trip Generation

Trip generation estimates for the proposed development were generated based on information provided in the standard reference manual *Trip Generation, 9th Edition* published by the Institute of Transportation Engineers (ITE – Reference 2). Table 1 summarizes the daily, weekday a.m., and weekday p.m. peak-hour trips for the Phase 2 assumed development. All daily trips have been rounded to the nearest ten and all peak hour trips have been rounded to the nearest five trips.

Table 1: Trip Generation Estimate – Phase 2

Land Use	ITE Code	Size	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	230 units	2,190	175	45	130	230	145	85

Table 2 summarizes the overall master plan trip generation and then deducts for the Phase 1¹ and Phase 2 trips to summarize the number of net new trips that will remain vested.

¹ While approved for 215 units, Phase 1 now consists of 201 units. The updated trip totals are shown in Table 2 with the full trip generation provided in *Appendix C*.

Table 2: Master Plan Trip Generation and Build-out Debiting (Includes Phase 1 and Phase 2)

Land Use	ITE Code	Size	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Apartment	220	536 units	3,570	275	55	220	330	215	115
Single-Family Detached Housing	210	764 units	7,270	575	145	430	765	480	285
Total Residential (1,300 units)			10,840	850	200	650	1,095	695	400
Internalization (6% Daily,54% PM)			630	0	0	0	60	30	30
Shopping Center	820	90,000 square feet	6,340	145	90	55	560	270	290
Internalization (10% Daily, 11% PM)			630	0	0	0	60	30	30
Pass-By Trips (34%)			1,940	50	25	25	170	85	85
Total Vested Trips			17,180	995	290	705	1,655	965	690
Less Internalization			1,260	0	0	0	120	60	60
Less Pass-by trips			1,940	50	25	25	170	85	85
Vested Net New Trips for Full Build-out			13,980	945	265	680	1,365	820	545
Deduct for Net New Trips for Phase 1			1,915	150	40	110	200	125	75
Deduct for Net New Trips for Phase 2			2,190	175	45	130	230	145	85
Remaining Trips			9,885	620	180	440	935	550	385

As seen in Table 2, after accounting for Phase 1 and Phase 2; 9,885 daily; 620 weekday a.m. peak hour; and 935 weekday p.m. peak hour trips remain in the master plan approval.

Trip Distribution and Assignment

The distribution of site-generated trips onto the study area roadway system was estimated utilizing the trip distribution provided in the Master Plan TIA. The majority of trips are anticipated to use the new access on NE Goodwin Road, while a small portion of trips may utilize the neighborhood circulator access on NE Ingle Road developed with Phase 1. *Appendix D* illustrates the trip assignment.

EVALUATION OF OUTSTANDING MITIGATION NEEDS

The Master Plan TIA included recommended mitigations for intersections not meeting standards under background and/or total traffic conditions. As part of each phase's transportation compliance letter, it recommended evaluation of the following:

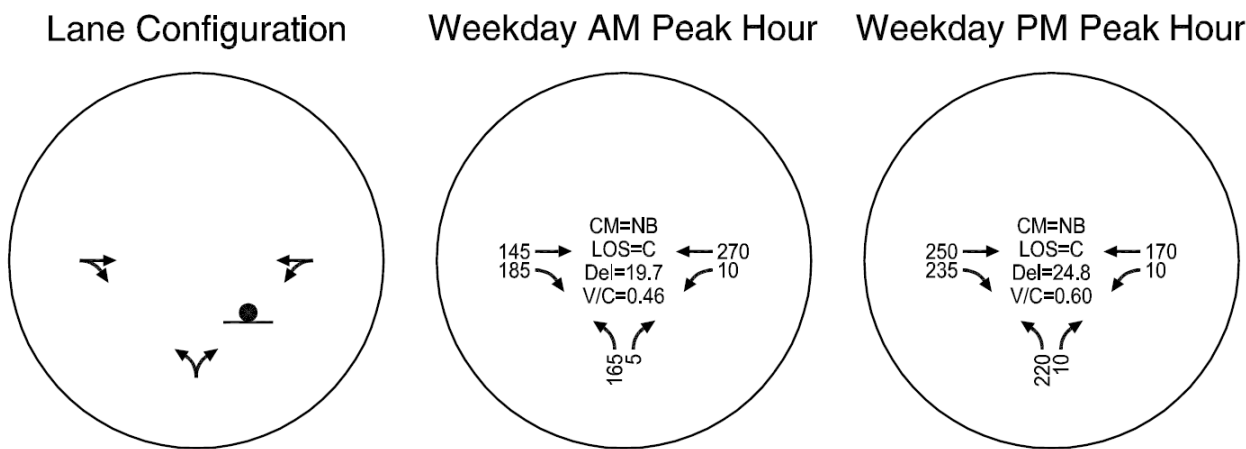
- Need for an eastbound right-turn lane at NE 199th Avenue/NE 58th Street (SR 500)
- NE Ingle Road/NE Goodwin Road operations (including traffic signal warrant analysis)
- Assessment of proportionate share contribution at NE 192nd Avenue/NE 13th Street

Updated traffic counts were collected in October 2016 at NE 199th Avenue/NE 58th Street and NE Ingle Road/NE Goodwin Road to inform an updated operations analysis. The count sheets are provided in *Appendix E*. The results are discussed below.

NE 199th Avenue/NE 58th Street (SR 500)

The Master Plan TIA recommended that future subdivision applications provide an updated assessment as to the potential need for providing a right-turn taper or lane at NE 199th Avenue/NE 58th Street (SR 500), considering both the need for a right-turn taper or lane and delay with the northbound left-turn. Year 2018 total traffic conditions were analyzed using the same approach from the Master Plan TIA, accounting for in-process developments (details are provided in *Appendix F*), Green Mountain Phase 1, and Green Mountain Phase 2. The lane configuration and projected operations under 2018 total traffic conditions are shown in Exhibit 1. *Appendix G* contains the 2018 total traffic conditions traffic operations worksheets.

Exhibit 1: NE 199th Avenue/NE 58th Street (SR 500) Total Traffic Lane Configuration and Operations



As seen in the exhibit, the minor street northbound left-turn at the intersection of NE 199th Avenue/NE 58th Street (SR 500) is projected to satisfy WSDOT standards during the weekday a.m. and p.m. peak hours. The intersection is projected to operate at a volume-to-capacity (v/c) ratio of 0.46 and LOS C during the a.m. peak hour and v/c ratio of 0.60 and LOS C during the p.m. peak hour. It therefore complies with WSDOT's LOS requirement (LOS C) for non-HSS facilities in rural areas.

Roadways under Washington State jurisdiction are subject to the turn lane guidelines contained in the *WSDOT Design Manual* (Reference 3). Traffic volumes at the intersection of NE 199th Avenue/NE 58th Street (SR 500) meet WSDOT's guidelines for an eastbound right-turn lane on NE 58th Street under existing conditions and all future scenarios during both the weekday a.m. and p.m. peak hour (consistent with findings from the Master Plan TIA). Construction of a right-turn lane could require right-of-way acquisition and will likely impact one or more private driveways along NE 58th Street (depending on the length of the deceleration lane constructed).

The table below assesses volumes at the intersection for various horizon year scenarios and the impact of the proposed development.

Table 3: NE 199th Avenue/NE 58th Street (SR 500) Eastbound Right-Turn Lane Assessment

Scenario	Eastbound Right-Turn (EBRT) Volume	Meets Guideline?	Development-Added EBRT Trips	Impact of Development
2016 Existing Traffic – AM Peak	156	Yes	-	-
2016 Existing Traffic – PM Peak	161	Yes	-	-
2018 Background Traffic – AM Peak	178	Yes	8 (Phase 1)	4%
2018 Background Traffic – PM Peak	206	Yes	25 (Phase 1)	12%
2018 Total Traffic – AM Peak	187	Yes	9 (Phase 2)	5%
2018 Total Traffic – PM Peak	235	Yes	29 (Phase 2)	12%

The findings in Table 3 are consistent with those presented in the June 2014 TIA. Given that no homes are yet occupied at the development site and no material changes relative to the proposed development plan have occurred since approval of the TIA, no right-turn improvements are recommended in conjunction with Phase 2. Consistent with the master plan approval conditions, future subdivision applications should continue to assess the potential need for providing a right-turn taper or lane at the intersection.

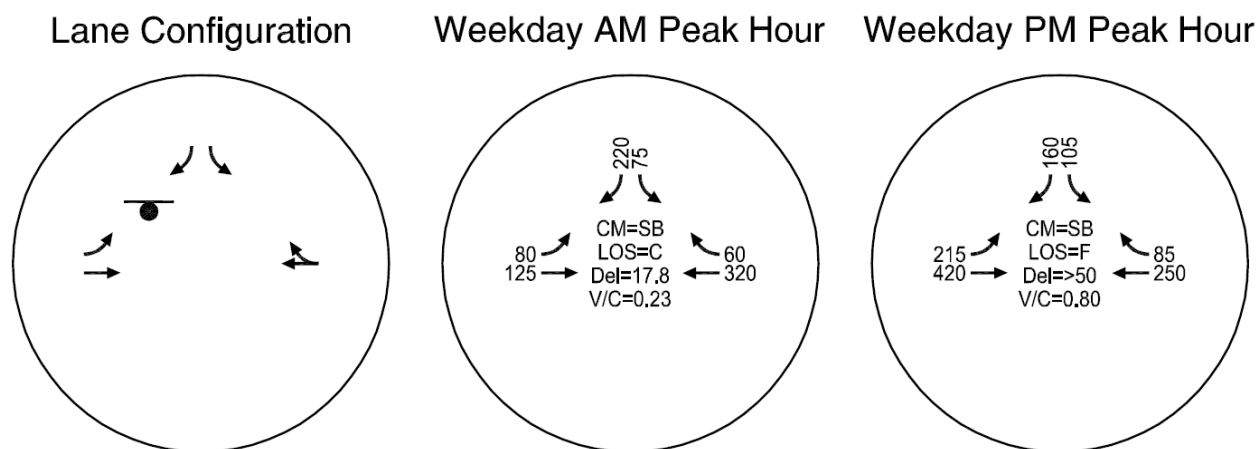
NE Ingle Road/NE Goodwin Road

In the Master Plan TIA, the intersection of NE Ingle Road/NE Goodwin Road was projected to not meet City of Camas intersection operating standards in the 2029 background conditions during the weekday p.m. peak hour and the 2029 total traffic conditions during both the weekday a.m. and p.m. peak hours. Therefore, the following series of mitigations were recommended in conjunction with the proposed development:

- Construct an eastbound left-turn lane on NE Goodwin Road at NE Ingle Road with the first Phase 1 trip (*currently under construction*).
- Construct a westbound right-turn lane on NE Goodwin Road at NE Ingle Road with the 203rd Phase 1 trip (prior to occupancy of 203rd single family home on site). The right-turn lane should provide at least 100 feet of storage. (*Phase 1 was reduced to 201 homes, so construction of the westbound right-turn lane has not yet occurred*).
- Construct a three-lane roadway section (with center two-way left-turn lane) on NE Goodwin Road along the site frontage in conjunction with standard frontage improvements as adjacent development occurs (*applicable to Phase 2 development*).
- Upon completion of Phase 1 site development (including construction of the eastbound left-turn lane on NE Goodwin Road at NE Ingle Road with Phase 1), the developer shall monitor the need for installation of a traffic signal with each future subdivision application at the intersection and construct a traffic signal when the intersection no longer satisfies City of Camas performance standard (LOS "D" and v/c of 0.90 or better) *and* the intersection volumes meet traffic signal warrants (subject to direction from the City of Camas) (*discussion provided below*).

Operations of the intersection as a stop-controlled intersection are provided in Exhibit 2 assuming Phase 1 and 2 site development as well as approved background traffic. *Appendix G* contains the 2018 total traffic conditions traffic operations worksheets.

Exhibit 2: NE Ingle Road/NE Goodwin Road 2018 Total Traffic Lane Configuration and Operations



As seen in Exhibit 2, the southbound left-turn at NE Ingle/NE Goodwin Road is projected to operate at a LOS F during the weekday p.m. peak hour with buildout of Phase 2 but operates under capacity with a v/c ratio of 0.80. Installation of a westbound right-turn lane (previously recommended with development of the 203rd home) is recommended with Phase 2 site development and will improve intersection operations compared to those reported in Exhibit 2. Further, to meet City of Camas standards, provision of a center two-way left-turn lane is recommended on NE Goodwin Road east of NE Ingle Road to accommodate two stage southbound left-turns. Operations with these mitigations are shown in Table 4. *Appendix H* contains the supporting traffic operations worksheets.

Table 4: NE Ingle Road/NE Goodwin Road 2018 Total Traffic Operations

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay	v/c	Delay	v/c
Current Intersection Configuration (refer to Exhibit 2)	17.8 (LOS C)	0.23	87.9 (LOS F)	0.80
Provision of a westbound right-turn lane	17.1 (LOS C)	0.22	75.1 (LOS F)	0.74
Provision of a TWLTL on NE Goodwin Road	12.5 (LOS B)	0.15	25.8 (LOS D)	0.41

Note: Operations shown are for the critical movement (southbound left-turn)
TWLTL = Two-way left-turn lane

Recognizing that the intersection satisfies City of Camas performance standards with these recommended mitigations, installation of a traffic signal is not recommended with Phase 2 development. Per the Master Plan conditions of approval, the developer shall monitor the need for installation of a traffic signal with future subdivision applications.

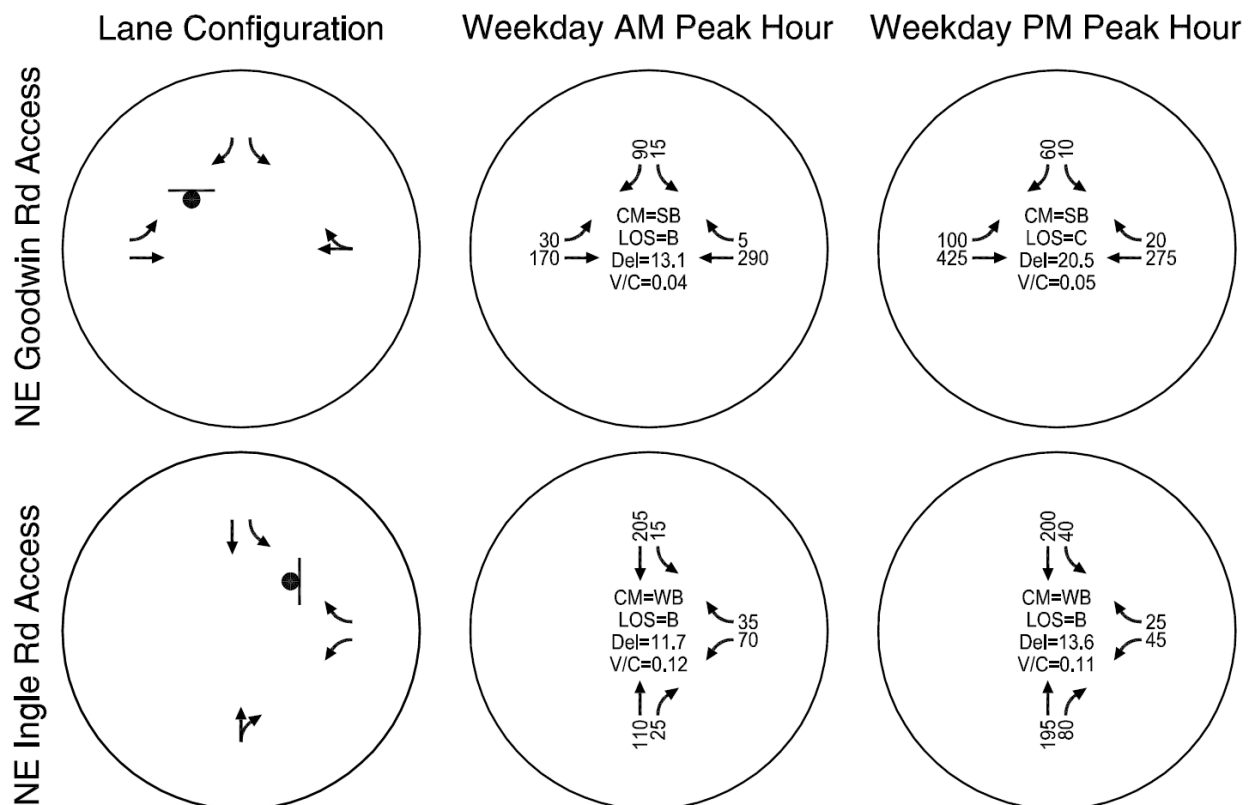
NE 192nd Avenue/NE 13th Street

The Master Plan TIA identified a proposed proportionate cost sharing methodology to fund future construction of a northbound right-turn lane and a westbound right-turn lane on NE 13th Avenue at NE 192nd Avenue, provided in *Appendix I*. Under this methodology, each weekday p.m. peak hour trip would be assessed a fee of \$319. Based on the Phase 2 trip assignment (refer to *Appendix D*), Phase 2 adds 103 trips to the intersection of NE 192nd Avenue/NE 13th Street and therefore should be responsible for contributing \$32,857 towards future improvements at the intersection.

ON-SITE CIRCULATION AND OPERATIONS

As seen in Figure 2, Phase 2 is located in the southeast portion of the overall site, with access anticipated on NE 28th Street (NE Goodwin Road) via a neighborhood circulator. Phase 2 will be connected to Phase 1 via the extension of N. Boxwood Street, as shown in the site plan in Figure 1. Therefore, some trips were assumed to utilize the neighborhood circulator access on NE Ingle Road developed with Phase 1. The proposed lane configuration for the access on NE 28th Street (NE Goodwin Road) and weekday a.m. and p.m. peak hour operations are shown in Exhibit 3. The operations for the access on NE Ingle Road developed with Phase 1 are also shown. *Appendix J* contains the traffic operations worksheets for the Phase 2 access operations.

Exhibit 3: Site Accesses – 2018 Total Traffic Lane Configuration and Operations



As seen in the exhibit, both accesses are projected to operate acceptably during both the weekday a.m. and p.m. peak hours. Anticipated queueing is provided in Table 4.

Table 5: Site Access Queueing – 2018 Total Traffic Conditions

Location	Movement	95 th Percentile Queue	
		Weekday AM Peak Hour	Weekday PM Peak Hour
NE Goodwin Road/ Site Access	Eastbound left-turn	25	25
	Westbound right-turn	<25	<25
	Southbound left-turn	25	25
	Southbound right-turn	25	25
NE Ingle Road/ Site Access	Westbound left-turn	25	25
	Westbound right-turn	25	25
	Southbound left-turn	25	25

As seen in table three, 95th percentile queues are anticipated to be one vehicle or less.

On-site landscaping, signage and any above-ground utilities should be provided appropriately to ensure that adequate sight distance is provided and maintained.

FINDINGS AND RECOMMENDATIONS

Based on the results of the transportation impact analysis, Phase 2 of the Green Mountain Master Plan can be developed while maintaining acceptable levels of service and safety at the study intersections without any required off-site mitigations. The primary findings and recommendations of this study are summarized below.

Trip Generation

- Phase 2 includes 230 single family homes and is estimated to generate 2,190 daily trips, 175 net new a.m. peak hour trips, and 230 net new p.m. peak hour trips.
- After accounting for Phase 1 and Phase 2; 9,885 daily; 620 weekday a.m. peak hour; and 935 weekday p.m. peak hour trips remain in the master plan approval.

NE 199th Avenue/NE 58th Street (SR 500)

- Consistent with prior analysis, the intersection of NE 199th Avenue/NE 58th Street (SR 500) continues to satisfy WSDOT's guidelines for a right-turn lane on the eastbound approach under existing conditions and all future scenarios during both the weekday a.m. and p.m. peak hours.
 - Given the lack of crash history related to eastbound right-turns and the relatively small impact of Phase 2 (nine eastbound right-turn trips during the weekday a.m.

peak hour, 29 eastbound right-turn trips during the weekday p.m. peak hour), no improvements are recommended in conjunction with Phase 2.

- In the future, the provision of a right-turn taper or lane could be considered if suggested by the crash history at the intersection or intersection operations.

NE Ingle Road/NE Goodwin Road

- The southbound left-turn at NE Ingle/NE Goodwin Road is projected to operate at a LOS F and below capacity with buildout of Phase 2.
- Construction of a westbound right-turn lane on NE Goodwin Road at NE Ingle Road with at least 100 feet of storage and provision of a two-way left-turn lane on NE Goodwin Road east of NE Ingle Road are recommended with Phase 2 development. With these mitigations in place, the intersection satisfies City of Camas operating standards.

NE 192nd Avenue/NE 13th Street

- Phase 2 is forecast to add 103 weekday p.m. peak hour trips to the intersection of NE 192nd Avenue/NE 13th Street. This equates to a proportionate cost share of \$32,857 (\$391 per trip) based on the proposed methodology presented in the Master Plan TIA.

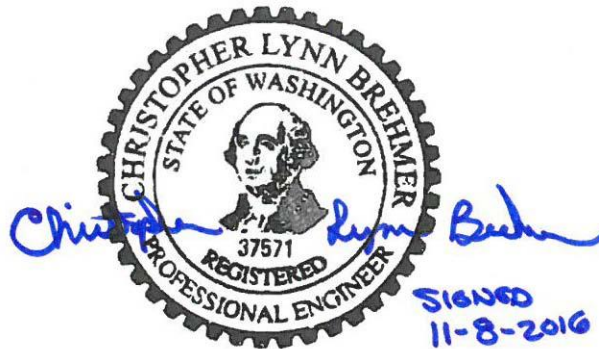
Recommendations

- The following should be provided in conjunction with site development:
 - Construction of a three-lane roadway section (with center two-way left-turn lane) on NE Goodwin Road along the site frontage in conjunction with standard frontage improvements.
 - Construction of a westbound right-turn lane on NE Goodwin Road at NE Ingle Road with at least 100 feet of storage and provision of a two-way left-turn lane on NE Goodwin Road east of NE Ingle Road.
 - Contribution of \$32,857 towards future improvements at NE 192nd Avenue/NE 13th Street.
 - On-site and off-site landscaping and any above ground utilities at the site-access driveways and internal roadways should be provided appropriately to ensure that adequate sight-distance is maintained.

We trust this letter adequately addresses the traffic impacts associated with the proposed Green Mountain Master Plan Phase 2 site development. Please contact us if you have any questions or comments regarding the contents of this report or the analysis performed.

REFERENCES

1. Transportation Research Board 2000. Highway Capacity Manual. 2000.
2. Institute of Transportation Engineers. *Trip Generation Manual*, 9th Edition. 2012.
3. Washington State Department of Transportation. *Design Manual*. July 2013.



Appendix C Phase 3 Trip Assignment



Total Estimated Trip Assignment - Phase 3
Weekday AM Peak Hour
Camas, Washington

Figure
C-1



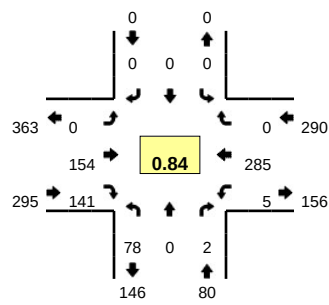
Total Estimated Trip Assignment - Phase 3
Weekday PM Peak Hour
Camas, Washington

Figure
C-2

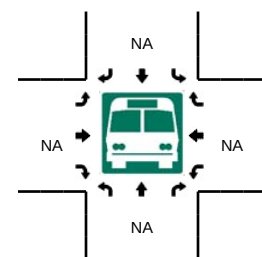
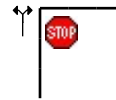
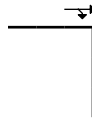
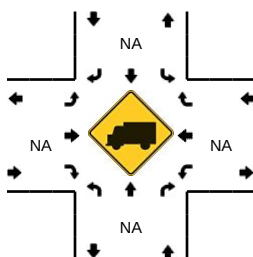
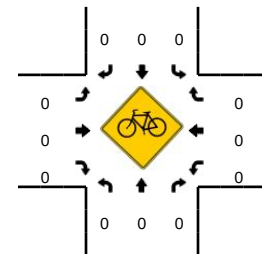
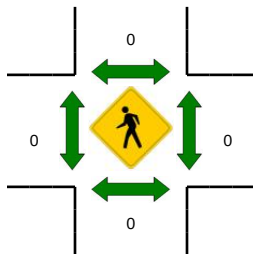
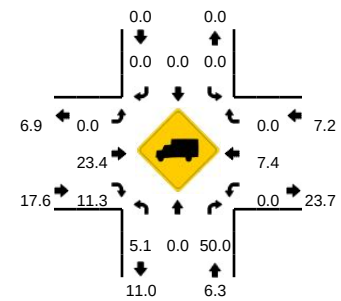
Appendix D Traffic Counts

LOCATION: NE 199th Ave -- NE 58th St
CITY/STATE: Vancouver, WA

QC JOB #: 14399101
DATE: Tue, May 02 2017



Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:40 AM -- 7:55 AM



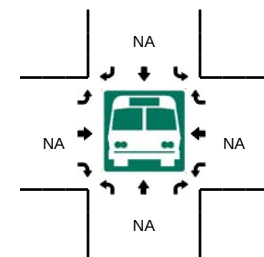
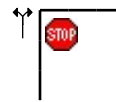
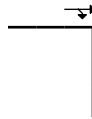
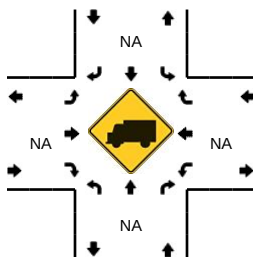
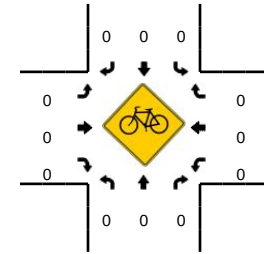
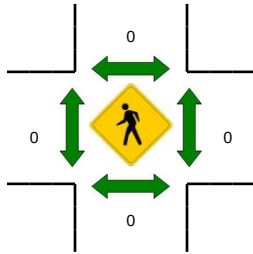
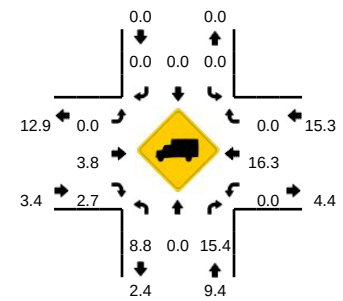
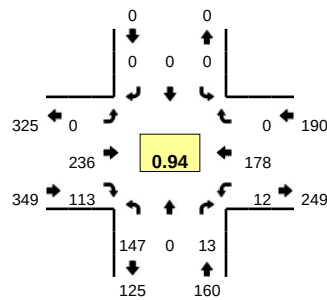
5-Min Count Period Beginning At	NE 199th Ave (Northbound)				NE 199th Ave (Southbound)				NE 58th St (Eastbound)				NE 58th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	7	0	0	0	0	0	0	0	0	5	16	0	1	16	0	0	45	
7:05 AM	9	0	1	0	0	0	0	0	0	8	12	0	1	20	0	0	51	
7:10 AM	8	0	0	0	0	0	0	0	0	9	11	0	0	10	0	0	38	
7:15 AM	8	0	1	0	0	0	0	0	0	16	12	0	0	22	0	0	59	
7:20 AM	5	0	0	0	0	0	0	0	0	13	12	0	2	25	0	0	57	
7:25 AM	8	0	0	0	0	0	0	0	0	10	11	0	0	26	0	0	55	
7:30 AM	9	0	0	0	0	0	0	0	0	8	11	0	0	28	0	0	56	
7:35 AM	9	0	0	0	0	0	0	0	0	13	14	0	0	28	0	0	64	
7:40 AM	5	0	0	0	0	0	0	0	0	16	11	0	1	28	0	0	61	
7:45 AM	8	0	0	0	0	0	0	0	0	18	18	0	0	24	0	0	68	
7:50 AM	12	0	0	0	0	0	0	0	0	12	12	0	2	30	0	0	68	
7:55 AM	2	0	0	0	0	0	0	0	0	9	8	0	0	22	0	0	41	663
8:00 AM	4	0	0	0	0	0	0	0	0	14	14	0	0	8	0	0	40	658
8:05 AM	5	0	0	0	0	0	0	0	0	13	11	0	0	22	0	0	51	658
8:10 AM	3	0	1	0	0	0	0	0	0	12	7	0	0	22	0	0	45	665
8:15 AM	7	0	1	0	0	0	0	0	0	7	4	0	2	19	0	0	40	646
8:20 AM	7	0	0	0	0	0	0	0	0	12	12	0	1	27	0	0	59	648
8:25 AM	2	0	0	0	0	0	0	0	0	12	7	0	1	18	0	0	40	633
8:30 AM	7	0	0	0	0	0	0	0	0	11	13	0	0	8	0	0	39	616
8:35 AM	6	0	0	0	0	0	0	0	0	7	1	0	0	20	0	0	34	586
8:40 AM	12	0	0	0	0	0	0	0	0	8	11	0	0	11	0	0	42	567
8:45 AM	3	0	0	0	0	0	0	0	0	14	6	0	0	14	0	0	37	536
8:50 AM	3	0	0	0	0	0	0	0	0	20	5	0	1	12	0	0	41	509
8:55 AM	3	0	0	0	0	0	0	0	0	6	8	0	0	24	0	0	41	509
Peak 15-Min Flowrates																		
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Total	
All Vehicles	100	0	0	0	0	0	0	0	0	184	164	0	12	328	0	0	788	
Heavy Trucks	4	0	0	0	0	0	0	0	0	36	8	0	0	16	0	0	64	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																		
Stopped Buses																		

Comments:

LOCATION: NE 199th Ave -- NE 58th St
CITY/STATE: Vancouver, WA

QC JOB #: 14399102
DATE: Tue, May 02 2017

Peak-Hour: 4:05 PM -- 5:05 PM
Peak 15-Min: 4:35 PM -- 4:50 PM



5-Min Count Period Beginning At	NE 199th Ave (Northbound)				NE 199th Ave (Southbound)				NE 58th St (Eastbound)				NE 58th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	8	0	2	0	0	0	0	0	0	17	8	0	0	12	0	0	47	
4:05 PM	3	0	1	0	0	0	0	0	0	25	7	0	2	21	0	0	59	
4:10 PM	14	0	0	0	0	0	0	0	0	11	6	0	2	19	0	0	52	
4:15 PM	6	0	3	0	0	0	0	0	0	25	13	0	0	15	0	0	62	
4:20 PM	11	0	0	0	0	0	0	0	0	24	8	0	1	14	0	0	58	
4:25 PM	23	0	3	0	0	0	0	0	0	16	8	0	0	14	0	0	64	
4:30 PM	16	0	1	0	0	0	0	0	0	23	7	0	2	7	0	0	56	
4:35 PM	13	0	1	0	0	0	0	0	0	16	10	0	2	15	0	0	57	
4:40 PM	9	0	0	0	0	0	0	0	0	21	7	0	1	16	0	0	54	
4:45 PM	18	0	0	0	0	0	0	0	0	22	14	0	1	19	0	0	74	
4:50 PM	8	0	2	0	0	0	0	0	0	13	8	0	0	15	0	0	46	
4:55 PM	9	0	1	0	0	0	0	0	0	28	15	0	1	10	0	0	64	693
5:00 PM	17	0	1	0	0	0	0	0	0	12	10	0	0	13	0	0	53	699
5:05 PM	11	0	2	0	0	0	0	0	0	20	7	0	0	18	0	0	58	698
5:10 PM	8	0	1	0	0	0	0	0	0	17	8	0	0	17	0	0	51	697
5:15 PM	13	0	0	0	0	0	0	0	0	21	11	0	1	10	0	0	56	691
5:20 PM	14	0	2	0	0	0	0	0	0	22	12	0	3	9	0	0	62	695
5:25 PM	17	0	1	0	0	0	0	0	0	17	14	0	1	13	0	0	63	694
5:30 PM	12	0	0	0	0	0	0	0	0	18	12	0	0	15	0	0	57	695
5:35 PM	10	0	0	0	0	0	0	0	0	22	16	0	0	12	0	0	60	698
5:40 PM	15	0	1	0	0	0	0	0	0	18	7	0	0	11	0	0	52	696
5:45 PM	13	0	0	0	0	0	0	0	0	18	14	0	2	10	0	0	57	679
5:50 PM	10	0	0	0	0	0	0	0	0	21	14	0	0	16	0	0	61	694
5:55 PM	8	0	1	0	0	0	0	0	0	19	15	0	1	12	0	0	56	686
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	160	0	4	0	0	0	0	0	0	236	124	0	16	200	0	0	740	
Heavy Trucks	4	0	0	0	0	0	0	0	0	8	0	0	0	32	0	0	44	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																		
Stopped Buses																		

Comments:

Appendix E In-Process Developments

Kelly Laustsen

From: Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>
Sent: Monday, May 15, 2017 11:58 AM
To: Kelly Laustsen
Cc: Norm Wurzer
Subject: FW: In process traffic for Green Mountain Phase 3

Kelly,
Here is the list that you requested. Do you have the trip distribution information for all of the below listed developments?

James E. Carothers, P.E.
Engineering Manager/City Engineer



616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us

From: Norm Wurzer
Sent: Friday, May 12, 2017 3:31 PM
To: Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>
Cc: Wes Heigh <WHeigh@cityofcamas.us>
Subject: RE: In process traffic for Green Mountain Phase 3

Curleigh,
Please let me know if you need additional.

Name	% build-out Oct 2016	% build-out May 2017
Lake Hills	60%	Same
Two Creeks	50%	Same
Summit at Columbia Vista	82%	Same
Parker Village	45%	Same
Hills at Round Lake	50%	Same
North Hills Subdivision	10%	30%
Brady Rd Sub (Kates Cove)	86%	100%
Deerhaven Subdivision	22%	50%
Hadley's Glen	73%	100%
Windust	0%	0%
Fisher Crk Camp. Bldgs 1,2&3	100%	100% (building 4 proposed)
CJ Dens	0%	0%

Norm Wurzer
Engineer I

City of Camas
Office: 360.817.7235
Cell: 360.772.2945
nwurzer@cityofcamas.us



From: Curleigh (Jim) Carothers
Sent: Wednesday, May 10, 2017 10:05 AM
To: Wes Heigh
Cc: Norm Wurzer
Subject: FW: In process traffic for Green Mountain Phase 3

Wes,
Are you or Norm able to check on updated in-process traffic for GM PRD Phase 3?

James E. Carothers, P.E.
Engineering Manager/City Engineer



616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us

From: Kelly Laustsen [<mailto:klaustsen@kittelson.com>]
Sent: Tuesday, May 09, 2017 7:14 PM
To: Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>
Subject: In process traffic for Green Mountain Phase 3

Hi Curleigh,

We are now working on the Phase 3 Green Mountain study and I wanted to check if there are any changes in the in-process development we assumed for Phase 2. I've attached the appendix from Phase 2 detailing our assumptions.

Best,

Kelly M Laustsen, PE
Senior Engineer

[Kittelson & Associates, Inc.](#)
Transportation Engineering / Planning
503.535.7439 (direct)
214.886.5338 (cell)

From: Curleigh (Jim) Carothers [<mailto:jcarothers@cityofcamas.us>]
Sent: Tuesday, October 18, 2016 9:37 AM
To: Kelly Laustsen
Cc: Chris Brehmer; Wes Heigh; Norm Wurzer
Subject: RE: In process traffic for Green Mountain Phase 2

289 Single Family dwelling units.

James E. Carothers, P.E.
Engineering Manager/City Engineer



616 NE 4th Avenue

Camas, WA 98607

360-817-7230

360-834-1535 FAX

jcarothers@cityofcamas.us

From: Kelly Laustsen [<mailto:klaustsen@kittelson.com>]

Sent: Monday, October 17, 2016 8:19 AM

To: Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>

Cc: Chris Brehmer <CBREHMER@kittelson.com>; Wes Heigh <WHeigh@cityofcamas.us>; Norm Wurzer <NWurzer@cityofcamas.us>

Subject: RE: In process traffic for Green Mountain Phase 2

Thanks for this information – it is very helpful. What is the unit count/type of the CJ Dens development? We'll use this to estimate the AM trip distribution.

Best,

Kelly M Laustsen
Senior Engineer

[Kittelson & Associates, Inc.](#)

Transportation Engineering / Planning

503.535.7439 (direct)

214.886.5338 (cell)

From: Curleigh (Jim) Carothers [<mailto:jcarothers@cityofcamas.us>]

Sent: Thursday, October 13, 2016 2:23 PM

To: Kelly Laustsen

Cc: Chris Brehmer; Wes Heigh; Norm Wurzer

Subject: RE: In process traffic for Green Mountain Phase 2

Kelly,

Please see the % buildout information in the attached email.

Please note the following:

- Lacamas Prairie is in the County. On GoogleEarth, there are 56 houses built in the latest aerial. You may check with Clark County if you want a more updated buildout number.
- It appears as though two buildings have been constructed in Lake 1 Plaza (if I have the right development (between 15th and 20th east side of SE 192nd)). Vancouver might be able to tell you the % buildout of this development.
- I notice that you did not have CJ Dens on the list. Please see the attached PM peak hour trip distribution. They preceded Green Mountain PRD with their decision and should be counted as in-process. They have yet to start their development.

Please let me know if you need any additional information.

James E. Carothers, P.E.
Engineering Manager/City Engineer



616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us

From: Kelly Laustsen [<mailto:klaustsen@kittelson.com>]
Sent: Monday, October 10, 2016 3:07 PM
To: Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>
Cc: Chris Brehmer <CBREHMER@kittelson.com>
Subject: In process traffic for Green Mountain Phase 2

Hi Curleigh,

We are working on the supplemental analysis for Phase 2 of the Green Mountain Master Plan we recently discussed with you. Could you provide an update on which of the following in-process developments have been completed since our original TIA and no longer need to be included? We'll plan to use the same growth rates applied in the original TIA.

- Lake Hills
- Two Creeks
- The Summit at Columbia Vista
- Parker Village
- The Hills at Round Lake
- North Hills Subdivision
- Brady Road Subdivision
- Deerhaven Subdivision
- Hadley's Glen
- Millshore Downs
- Fisher Creek Campus
- Lacamas Prairie
- 192nd Plaza West

Thanks!

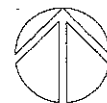
Kelly M Laustsen
Senior Engineer

[Kittelson & Associates, Inc.](#)
Transportation Engineering / Planning
610 SW Alder St, Suite 700
Portland, Oregon 97205
503.228.5230
503.535.7439 (direct)
214.886.5338 (cell)

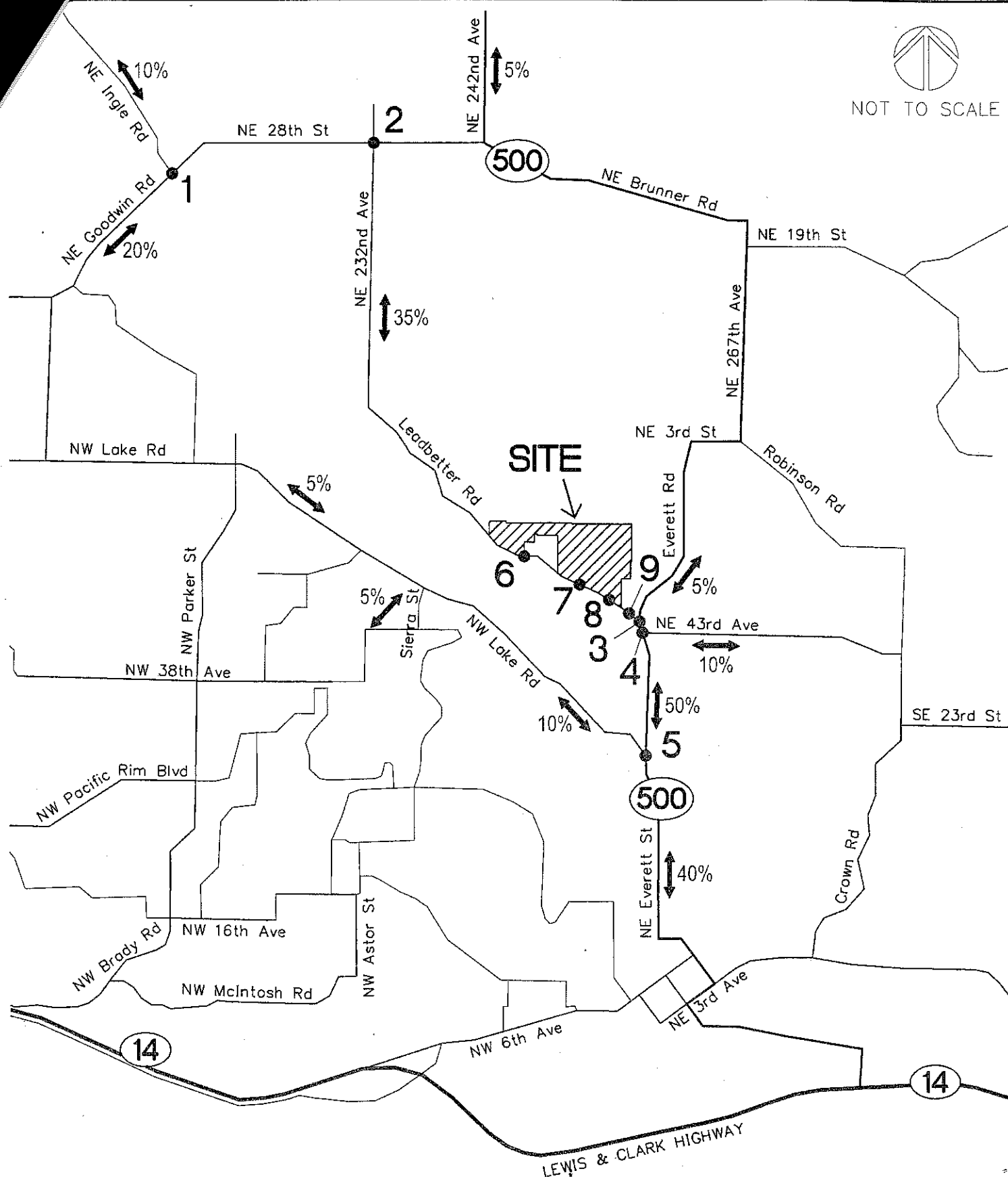
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JOB NO:

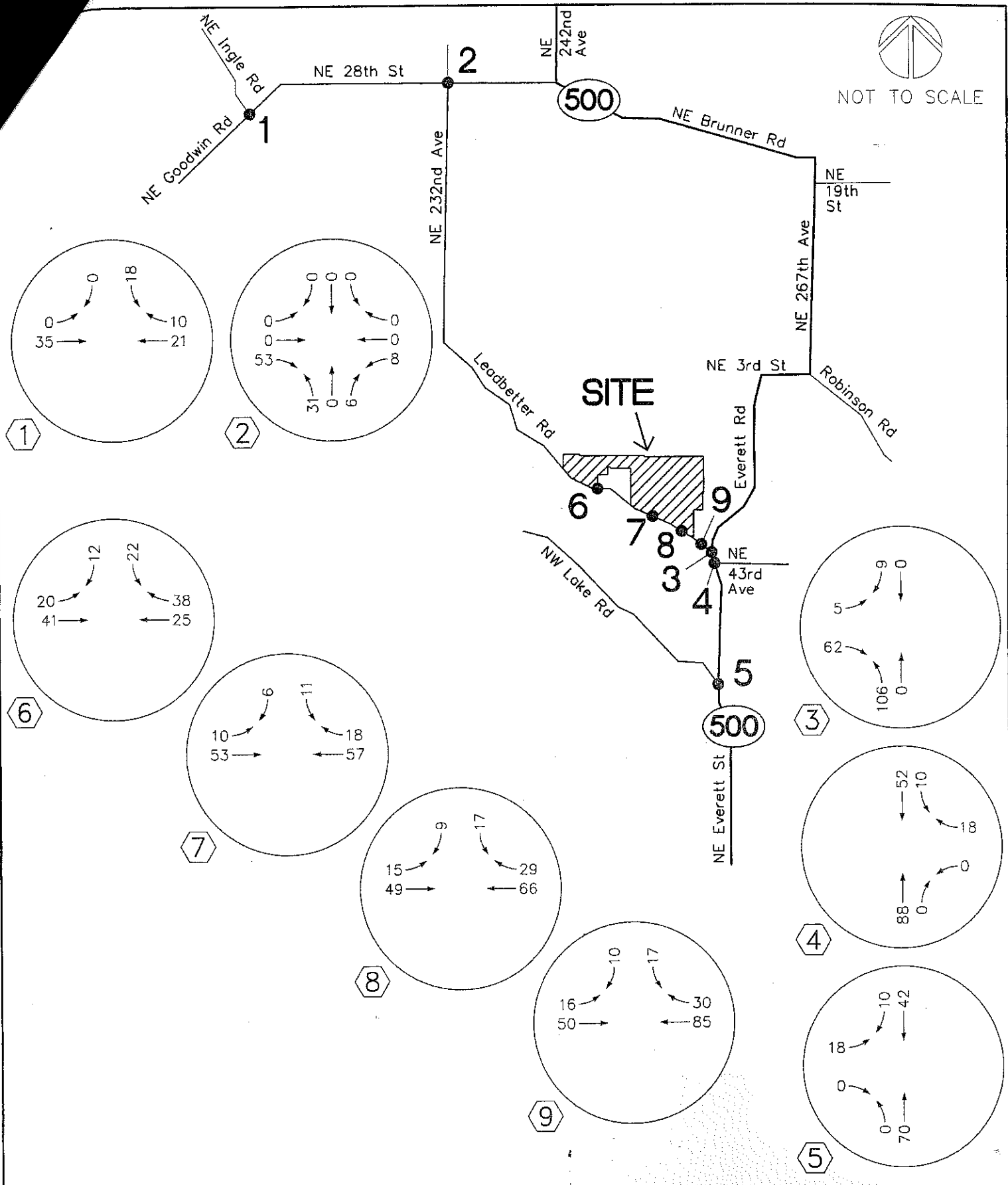
2050186.01

SITE TRIP DISTRIBUTION

CJ DENS RESIDENTIAL SUBDIVISION
CAMAS, WASHINGTON

FIGURE

8



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JOB NO:

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**SITE TRIP ASSIGNMENTS -
PM PEAK HOUR**

**CJ DENS RESIDENTIAL SUBDIVISION
CAMAS, WASHINGTON**

FIGURE

9B

Appendix F 2022 Total Traffic Conditions Worksheets

Intersection

Int Delay, s/veh 5.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	155	202	11	288	192	5
Future Vol, veh/h	155	202	11	288	192	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	23	6	20	5	5	50
Mvmt Flow	182	238	13	339	226	6

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	666
Stage 1	-	-	301
Stage 2	-	-	365
Critical Hdwy	-	4.3	6.45
Critical Hdwy Stg 1	-	-	5.45
Critical Hdwy Stg 2	-	-	5.45
Follow-up Hdwy	-	2.38	3.545
Pot Cap-1 Maneuver	-	1049	420
Stage 1	-	-	744
Stage 2	-	-	696
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1049	414
Mov Cap-2 Maneuver	-	-	414
Stage 1	-	-	744
Stage 2	-	-	686

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	23.8
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	418	-	-	1049	-
HCM Lane V/C Ratio	0.554	-	-	0.012	-
HCM Control Delay (s)	23.8	-	-	8.5	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	3.3	-	-	0	-

Intersection

Int Delay, s/veh 6.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	103	129	332	68	91	291
Future Vol, veh/h	103	129	332	68	91	291
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	100	50	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	10	6	5	6	15	5
Mvmt Flow	111	139	357	73	98	313

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	357	0	717
Stage 1	-	-	357
Stage 2	-	-	360
Critical Hdwy	4.2	-	6.55
Critical Hdwy Stg 1	-	-	5.55
Critical Hdwy Stg 2	-	-	5.55
Follow-up Hdwy	2.29	-	3.635
Pot Cap-1 Maneuver	1159	-	378
Stage 1	-	-	680
Stage 2	-	-	678
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1159	-	342
Mov Cap-2 Maneuver	-	-	449
Stage 1	-	-	680
Stage 2	-	-	613

Approach	EB	WB	SB
HCM Control Delay, s	3.7	0	14.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1159	-	-	-	449	680
HCM Lane V/C Ratio	0.096	-	-	-	0.218	0.46
HCM Control Delay (s)	8.4	-	-	-	15.2	14.7
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.3	-	-	-	0.8	2.4

Intersection

Int Delay, s/veh 8.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	268	265	11	183	242	11
Future Vol, veh/h	268	265	11	183	242	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	4	2	0	6	4	0
Mvmt Flow	305	301	13	208	275	13

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	688
Stage 1	-	-	455
Stage 2	-	-	233
Critical Hdwy	-	4.1	6.44
Critical Hdwy Stg 1	-	-	5.44
Critical Hdwy Stg 2	-	-	5.44
Follow-up Hdwy	-	2.2	3.536
Pot Cap-1 Maneuver	-	982	409
Stage 1	-	-	635
Stage 2	-	-	801
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	982	403
Mov Cap-2 Maneuver	-	-	403
Stage 1	-	-	635
Stage 2	-	-	789

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	32.1
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	409	-	-	982	-
HCM Lane V/C Ratio	0.703	-	-	0.013	-
HCM Control Delay (s)	32.1	-	-	8.7	0
HCM Lane LOS	D	-	-	A	A
HCM 95th %tile Q(veh)	5.3	-	-	0	-

Intersection							
Int Delay, s/veh	8.2						
Movement	EBL	EBT	WBT	WBR	SBL	SBR	
Lane Configurations	↰	↱	↱	↰	↰	↰	
Traffic Vol, veh/h	289	436	259	103	116	203	
Future Vol, veh/h	289	436	259	103	116	203	
Conflicting Peds, #/hr	0	0	0	0	0	0	
Sign Control	Free	Free	Free	Free	Stop	Stop	
RT Channelized	-	None	-	None	-	None	
Storage Length	200	-	-	100	50	0	
Veh in Median Storage, #	-	0	0	-	0	-	
Grade, %	-	0	0	-	0	-	
Peak Hour Factor	89	89	89	89	89	89	
Heavy Vehicles, %	3	2	2	3	1	2	
Mvmt Flow	325	490	291	116	130	228	
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	291	0	-	0	1430	291	
Stage 1	-	-	-	-	291	-	
Stage 2	-	-	-	-	1139	-	
Critical Hdwy	4.13	-	-	-	6.41	6.22	
Critical Hdwy Stg 1	-	-	-	-	5.41	-	
Critical Hdwy Stg 2	-	-	-	-	5.41	-	
Follow-up Hdwy	2.227	-	-	-	3.509	3.318	
Pot Cap-1 Maneuver	1265	-	-	-	149	748	
Stage 1	-	-	-	-	761	-	
Stage 2	-	-	-	-	307	-	
Platoon blocked, %	-	-	-	-	-	-	
Mov Cap-1 Maneuver	1265	-	-	-	~ 111	748	
Mov Cap-2 Maneuver	-	-	-	-	192	-	
Stage 1	-	-	-	-	761	-	
Stage 2	-	-	-	-	228	-	
Approach	EB		WB		SB		
HCM Control Delay, s	3.5		0		28		
HCM LOS					D		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	1265	-	-	-	192	748	
HCM Lane V/C Ratio	0.257	-	-	-	0.679	0.305	
HCM Control Delay (s)	8.8	-	-	-	56.1	11.9	
HCM Lane LOS	A	-	-	-	F	B	
HCM 95th %tile Q(veh)	1	-	-	-	4.1	1.3	
Notes							
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon							

MOVEMENT SUMMARY

 **Site: 101 [Weekday AM PeakHour]**

NE 199th/58th
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: NE 199th St											
3	L2	209	5.0	0.204	10.9	LOS B	1.0	25.6	0.37	0.66	34.0
18	R2	5	50.0	0.204	6.5	LOS A	1.0	25.6	0.37	0.66	32.0
Approach		214	6.1	0.204	10.8	LOS B	1.0	25.6	0.37	0.66	34.0
East: NE 58th											
1	L2	12	20.0	0.315	11.6	LOS B	1.8	46.2	0.44	0.52	35.9
6	T1	313	5.0	0.315	5.1	LOS A	1.8	46.2	0.44	0.52	36.4
Approach		325	5.6	0.315	5.4	LOS A	1.8	46.2	0.44	0.52	36.4
West: NE 58th											
2	T1	168	23.0	0.339	4.1	LOS A	2.1	58.8	0.12	0.41	37.4
12	R2	220	6.0	0.339	4.0	LOS A	2.1	58.8	0.12	0.41	36.5
Approach		388	13.4	0.339	4.0	LOS A	2.1	58.8	0.12	0.41	36.9
All Vehicles		927	9.0	0.339	6.1	LOS A	2.1	58.8	0.29	0.50	36.0

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\kittelson.com\\fs\\H_Projects\\21\\21282 - Green Mountain Phase 3\\199th&58th Intersection\\199th&58th roundabout updated.sip7

MOVEMENT SUMMARY

 **Site: 101 [Weekday PM PeakHour]**

NE 199th/58th
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: NE 199th St											
3	L2	263	4.0	0.269	11.4	LOS B	1.4	35.5	0.46	0.70	33.9
18	R2	12	0.0	0.269	5.4	LOS A	1.4	35.5	0.46	0.70	33.0
Approach		275	3.8	0.269	11.2	LOS B	1.4	35.5	0.46	0.70	33.9
East: NE 58th											
1	L2	12	0.0	0.211	11.0	LOS B	1.1	28.9	0.46	0.53	36.5
6	T1	199	6.0	0.211	5.3	LOS A	1.1	28.9	0.46	0.53	36.3
Approach		211	5.7	0.211	5.6	LOS A	1.1	28.9	0.46	0.53	36.3
West: NE 58th											
2	T1	291	4.0	0.451	3.9	LOS A	3.4	86.8	0.12	0.40	37.8
12	R2	288	2.0	0.451	4.0	LOS A	3.4	86.8	0.12	0.40	36.6
Approach		579	3.0	0.451	3.9	LOS A	3.4	86.8	0.12	0.40	37.2
All Vehicles		1065	3.7	0.451	6.1	LOS A	3.4	86.8	0.27	0.50	36.1

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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HCM 2010 Signalized Intersection Summary

104: NE Goodwin Rd & NE Ingle Rd

9/29/2017

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Traffic Volume (veh/h)	103	129	332	68	91	291		
Future Volume (veh/h)	103	129	332	68	91	291		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1727	1792	1810	1792	1652	1810		
Adj Flow Rate, veh/h	111	139	357	73	98	313		
Adj No. of Lanes	1	1	1	1	1	1		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93		
Percent Heavy Veh, %	10	6	5	6	15	5		
Cap, veh/h	451	887	545	459	425	415		
Arrive On Green	0.08	0.49	0.30	0.30	0.27	0.27		
Sat Flow, veh/h	1645	1792	1810	1524	1573	1538		
Grp Volume(v), veh/h	111	139	357	73	98	313		
Grp Sat Flow(s),veh/h/ln	1645	1792	1810	1524	1573	1538		
Q Serve(g_s), s	1.4	1.4	5.8	1.2	1.7	6.3		
Cycle Q Clear(g_c), s	1.4	1.4	5.8	1.2	1.7	6.3		
Prop In Lane	1.00			1.00	1.00	1.00		
Lane Grp Cap(c), veh/h	451	887	545	459	425	415		
V/C Ratio(X)	0.25	0.16	0.66	0.16	0.23	0.75		
Avail Cap(c_a), veh/h	616	1685	1169	985	924	904		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	6.8	4.7	10.4	8.7	9.7	11.4		
Incr Delay (d2), s/veh	0.3	0.1	1.3	0.2	0.3	2.8		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	0.6	0.7	3.1	0.5	0.7	0.3		
LnGrp Delay(d),s/veh	7.1	4.8	11.7	8.9	9.9	14.2		
LnGrp LOS	A	A	B	A	A	B		
Approach Vol, veh/h		250	430		411			
Approach Delay, s/veh		5.8	11.2		13.2			
Approach LOS		A	B		B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				20.8		13.2	6.6	14.2
Change Period (Y+Rc), s				4.0		4.0	4.0	4.0
Max Green Setting (Gmax), s				32.0		20.0	6.0	22.0
Max Q Clear Time (g_c+I1), s				3.4		8.3	3.4	7.8
Green Ext Time (p_c), s				2.9		1.0	0.1	2.4
Intersection Summary								
HCM 2010 Ctrl Delay	10.7							
HCM 2010 LOS	B							

HCM 2010 Signalized Intersection Summary

104: NE Goodwin Rd & NE Ingle Rd

9/29/2017

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Traffic Volume (veh/h)	289	436	259	103	116	203		
Future Volume (veh/h)	289	436	259	103	116	203		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1845	1863	1863	1845	1881	1863		
Adj Flow Rate, veh/h	325	490	291	116	130	228		
Adj No. of Lanes	1	1	1	1	1	1		
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89		
Percent Heavy Veh, %	3	2	2	3	1	2		
Cap, veh/h	652	1060	529	445	372	328		
Arrive On Green	0.17	0.57	0.28	0.28	0.21	0.21		
Sat Flow, veh/h	1757	1863	1863	1568	1792	1583		
Grp Volume(v), veh/h	325	490	291	116	130	228		
Grp Sat Flow(s),veh/h/ln	1757	1863	1863	1568	1792	1583		
Q Serve(g_s), s	4.0	5.5	4.7	2.0	2.2	4.8		
Cycle Q Clear(g_c), s	4.0	5.5	4.7	2.0	2.2	4.8		
Prop In Lane	1.00			1.00	1.00	1.00		
Lane Grp Cap(c), veh/h	652	1060	529	445	372	328		
V/C Ratio(X)	0.50	0.46	0.55	0.26	0.35	0.69		
Avail Cap(c_a), veh/h	937	1719	886	745	952	841		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	6.2	4.5	10.9	9.9	12.1	13.1		
Incr Delay (d2), s/veh	0.6	0.3	0.9	0.3	0.6	2.6		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.9	2.8	2.6	0.9	1.1	4.3		
LnGrp Delay(d),s/veh	6.8	4.8	11.8	10.2	12.7	15.8		
LnGrp LOS	A	A	B	B	B	B		
Approach Vol, veh/h		815	407		358			
Approach Delay, s/veh		5.6	11.3		14.6			
Approach LOS		A	B		B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				24.3		11.4	10.2	14.1
Change Period (Y+Rc), s				4.0		4.0	4.0	4.0
Max Green Setting (Gmax), s				33.0		19.0	12.0	17.0
Max Q Clear Time (g_c+I1), s				7.5		6.8	6.0	6.7
Green Ext Time (p_c), s				4.9		0.9	0.5	3.4
Intersection Summary								
HCM 2010 Ctrl Delay			9.1					
HCM 2010 LOS			A					

HCM 2010 Signalized Intersection Summary

104: NE Goodwin Rd & NE Ingle Rd

9/29/2017

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Traffic Volume (veh/h)	103	129	332	68	91	291		
Future Volume (veh/h)	103	129	332	68	91	291		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1727	1792	1807	1900	1652	1810		
Adj Flow Rate, veh/h	111	139	357	73	98	313		
Adj No. of Lanes	1	1	1	0	1	1		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93		
Percent Heavy Veh, %	10	6	5	5	15	5		
Cap, veh/h	423	928	489	100	418	408		
Arrive On Green	0.07	0.52	0.34	0.34	0.27	0.27		
Sat Flow, veh/h	1645	1792	1456	298	1573	1538		
Grp Volume(v), veh/h	111	139	0	430	98	313		
Grp Sat Flow(s),veh/h/ln	1645	1792	0	1754	1573	1538		
Q Serve(g_s), s	1.4	1.5	0.0	8.0	1.8	6.9		
Cycle Q Clear(g_c), s	1.4	1.5	0.0	8.0	1.8	6.9		
Prop In Lane	1.00			0.17	1.00	1.00		
Lane Grp Cap(c), veh/h	423	928	0	589	418	408		
V/C Ratio(X)	0.26	0.15	0.00	0.73	0.23	0.77		
Avail Cap(c_a), veh/h	569	1554	0	1045	853	833		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	7.2	4.7	0.0	10.8	10.6	12.5		
Incr Delay (d2), s/veh	0.3	0.1	0.0	1.8	0.3	3.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	0.7	0.8	0.0	4.1	0.8	5.8		
LnGrp Delay(d),s/veh	7.6	4.7	0.0	12.5	10.9	15.5		
LnGrp LOS	A	A		B	B	B		
Approach Vol, veh/h		250	430		411			
Approach Delay, s/veh		6.0	12.5		14.4			
Approach LOS		A	B		B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				23.1		13.8	6.7	16.4
Change Period (Y+Rc), s				4.0		4.0	4.0	4.0
Max Green Setting (Gmax), s				32.0		20.0	6.0	22.0
Max Q Clear Time (g_c+I1), s				3.5		8.9	3.4	10.0
Green Ext Time (p_c), s				3.2		1.0	0.1	2.4
Intersection Summary								
HCM 2010 Ctrl Delay	11.8							
HCM 2010 LOS	B							

HCM 2010 Signalized Intersection Summary

104: NE Goodwin Rd & NE Ingle Rd

9/29/2017

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Traffic Volume (veh/h)	289	436	259	103	116	203		
Future Volume (veh/h)	289	436	259	103	116	203		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1845	1863	1858	1900	1881	1863		
Adj Flow Rate, veh/h	325	490	291	116	130	228		
Adj No. of Lanes	1	1	1	0	1	1		
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89		
Percent Heavy Veh, %	3	2	2	2	1	2		
Cap, veh/h	596	1110	419	167	360	318		
Arrive On Green	0.16	0.60	0.33	0.33	0.20	0.20		
Sat Flow, veh/h	1757	1863	1265	504	1792	1583		
Grp Volume(v), veh/h	325	490	0	407	130	228		
Grp Sat Flow(s),veh/h/ln	1757	1863	0	1769	1792	1583		
Q Serve(g_s), s	4.1	5.7	0.0	7.9	2.5	5.3		
Cycle Q Clear(g_c), s	4.1	5.7	0.0	7.9	2.5	5.3		
Prop In Lane	1.00			0.29	1.00	1.00		
Lane Grp Cap(c), veh/h	596	1110	0	586	360	318		
V/C Ratio(X)	0.55	0.44	0.00	0.70	0.36	0.72		
Avail Cap(c_a), veh/h	890	1657	0	809	774	684		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	6.9	4.4	0.0	11.4	13.5	14.7		
Incr Delay (d2), s/veh	0.8	0.3	0.0	1.5	0.6	3.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.9	2.9	0.0	4.0	1.3	4.7		
LnGrp Delay(d),s/veh	7.6	4.6	0.0	13.0	14.2	17.7		
LnGrp LOS	A	A		B	B	B		
Approach Vol, veh/h		815	407		358			
Approach Delay, s/veh		5.8	13.0		16.4			
Approach LOS		A	B		B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				27.5		11.9	10.4	17.0
Change Period (Y+Rc), s				4.0		4.0	4.0	4.0
Max Green Setting (Gmax), s				35.0		17.0	13.0	18.0
Max Q Clear Time (g_c+I1), s				7.7		7.3	6.1	9.9
Green Ext Time (p_c), s				5.4		0.8	0.5	3.2
Intersection Summary								
HCM 2010 Ctrl Delay			10.1					
HCM 2010 LOS			B					

Appendix G Signal Warrant Worksheets

Signal Warrant Assessment

Project #:	21282
Project Name:	Gr Mt Phase 3
Analyst:	KML
Date:	9/29/2017
Intersection:	Ingle/Goodwin
Scenario:	2022 TT Volumes

Volume Adjustment Factor =	1.0
North-South Approach =	Minor
East-West Approach =	Major
Major Street Thru Lanes =	1
Minor Street Thru Lanes =	1
Speed > 40 mph?	Yes
Population < 10,000?	No
Warrant Factor	70%
Peak Hour or Daily Count?	Peak Hour

Note: Add'l data input on sheet "Warrant 3".

Warrant Summary

Warrant	Name	Analyzed?	Met?
#1	Eight-Highest	Yes	Yes
#2	Four-Hour	Yes	Yes
#3	Peak Hour	Yes	Yes

**This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.*

Select Type Of Major Street Approach From Dropdown Menu

Rural Minor Arterial

Select Type Of Minor Street Approach From Dropdown Menu

Rural Major Collector

Note: traffic volume profile for weekday (if weekend is desired, tab "vol profile" needs to be adjusted)

Traffic Volumes

Hour		Major Street		Minor Street		Major St. Adj. Factor	Minor St. Adj. Factor
Begin	End	EB	WB	NB	SB		
5:00 PM	6:00 PM	725	362	0	218	1.00	1.00
2nd	Highest Hour	717	358	0	194	0.99	0.89
3rd	Highest Hour	652	325	0	168	0.90	0.77
4th	Highest Hour	587	293	0	166	0.81	0.76
5th	Highest Hour	489	244	0	147	0.67	0.68
6th	Highest Hour	481	240	0	145	0.66	0.67
7th	Highest Hour	456	228	0	140	0.63	0.65
8th	Highest Hour	407	203	0	129	0.56	0.59
9th	Highest Hour	147	73	0	28	0.20	0.13
10th	Highest Hour	391	195	0	117	0.54	0.54
11th	Highest Hour	375	187	0	115	0.52	0.53
12th	Highest Hour	367	183	0	115	0.51	0.53
13th	Highest Hour	358	179	0	112	0.49	0.52
14th	Highest Hour	358	179	0	94	0.49	0.43
15th	Highest Hour	293	146	0	91	0.40	0.42
16th	Highest Hour	253	126	0	65	0.35	0.30
17th	Highest Hour	212	106	0	65	0.29	0.30
18th	Highest Hour	163	81	0	44	0.22	0.20
19th	Highest Hour	147	73	0	28	0.20	0.13
20th	Highest Hour	98	49	0	23	0.13	0.11
21st	Highest Hour	49	24	0	12	0.07	0.05
22nd	Highest Hour	41	20	0	9	0.06	0.04
23rd	Highest Hour	24	12	0	9	0.03	0.04
24th	Highest Hour	24	12	0	7	0.03	0.03

Data Input

**KITTELSON & ASSOCIATES, INC.**

610 SW Alder, Suite 700
Portland, Oregon 97205
(503) 228-5230

Project #: 21282
Project Name: Gr Mt Phase 3
Analyst: KML
Date: 9/29/2017
File: C:\Users\klaustsen\AppData\Local\Microsoft\Windows
Temporary Internet Files\Content.MSO\Copy of Signal
Warrant Analysis - goodwin&ingle.xls\Data Input
Intersection: Ingle/Goodwin
Scenario: 2022 TT Volumes

Warrant Summary

Warrant	Name	Analyzed?	Met?
#1	Eight-Hour Vehicular Volume	Yes	Yes
#2	Four-Hour Vehicular volume	Yes	Yes
#3	Peak Hour	Yes	Yes
#4	Pedestrian Volume	No	-
#5	School Crossing	No	-
#6	Coordinated Signal System	No	-
#7	Crash Experience	No	-
#8	Roadway Network	No	-

Input Parameters

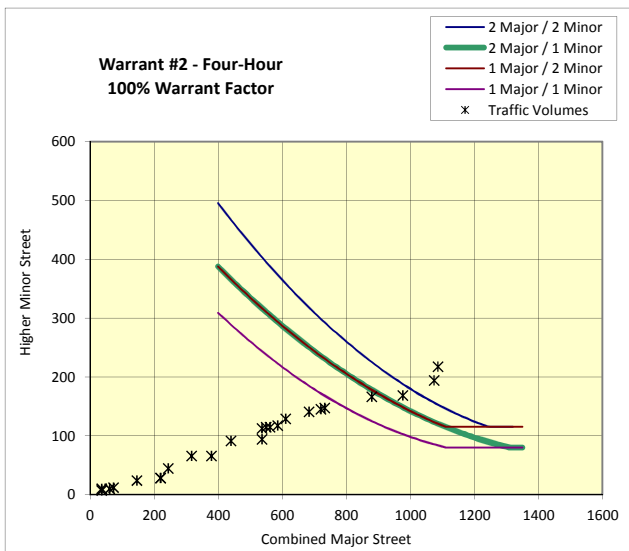
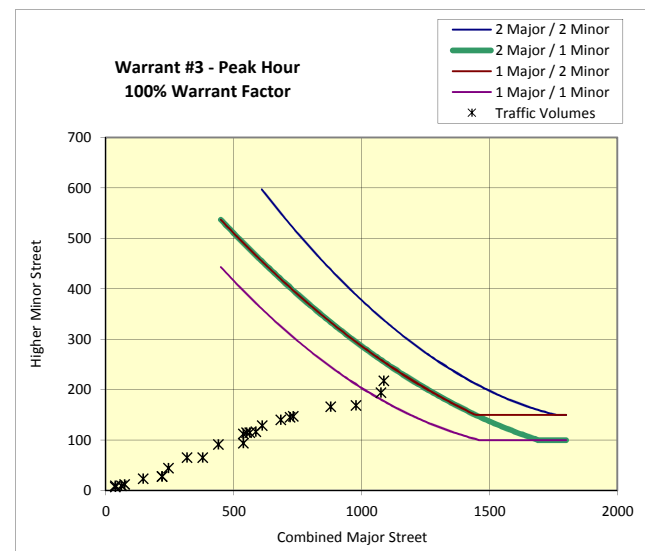
Volume Adjustment Factor =	1.0
North-South Approach =	Minor
East-West Approach =	Major
Major Street Thru Lanes =	1
Minor Street Thru Lanes =	1
Speed > 40 mph?	Yes
Population < 10,000?	No
Warrant Factor	70%
Peak Hour or Daily Count?	Peak Hour
Major Street: 4th-Highest Hour / Peak Hour	81%
Major Street: 8th-Highest Hour / Peak Hour	56%
Minor Street: 4th-Highest Hour / Peak Hour	76%
Minor Street: 8th-Highest Hour / Peak Hour	59%

Analysis Traffic Volumes

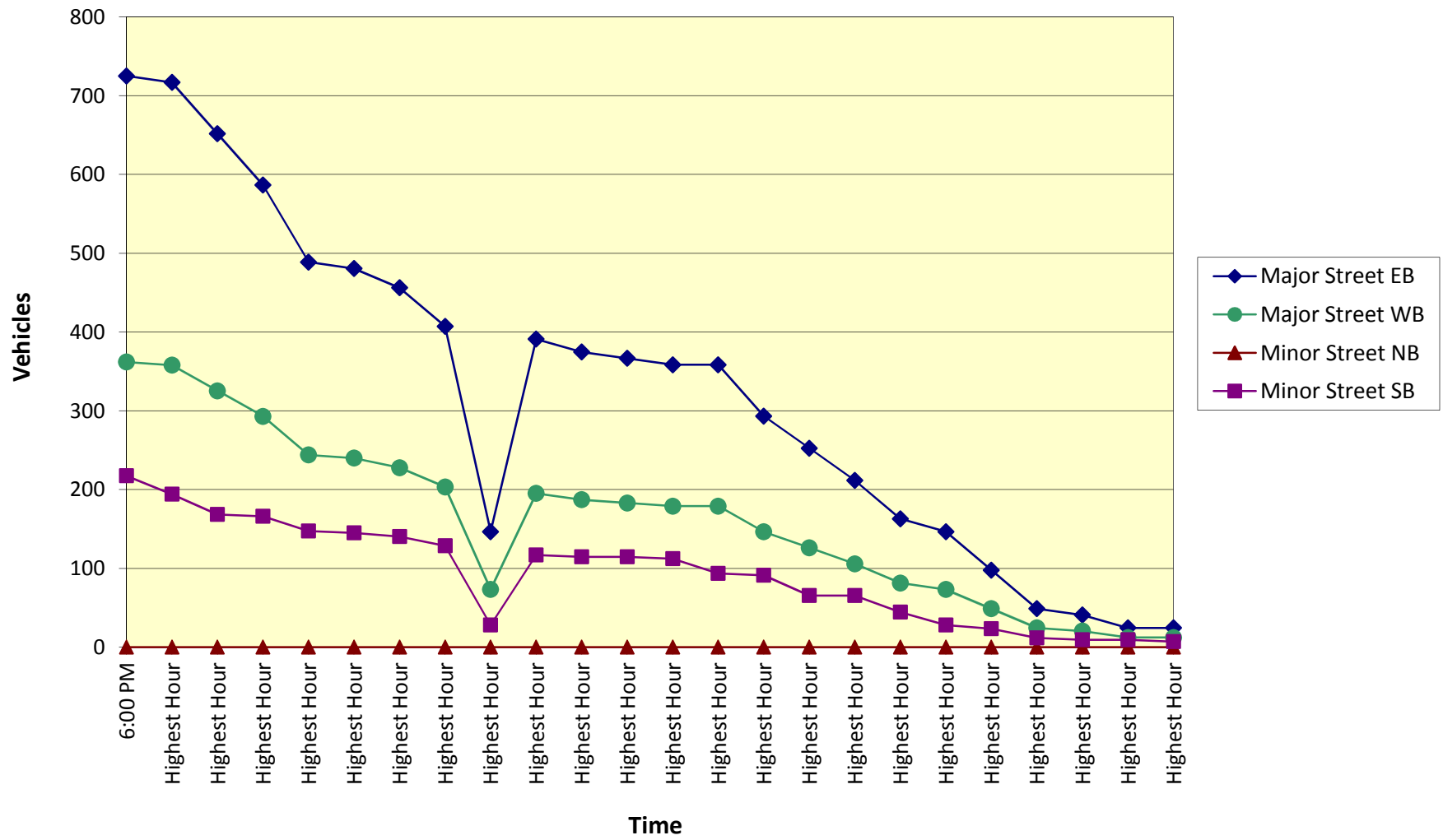
Hour	Begin	End	Major Street		Minor Street	
			EB	WB	NB	SB
5:00 PM	6:00 PM		725	362	0	218
2nd	Highest Hour		717	358	0	194
3rd	Highest Hour		652	325	0	168
4th	Highest Hour		587	293	0	166
5th	Highest Hour		489	244	0	147
6th	Highest Hour		481	240	0	145
7th	Highest Hour		456	228	0	140
8th	Highest Hour		407	203	0	129
9th	Highest Hour		147	73	0	28
10th	Highest Hour		391	195	0	117
11th	Highest Hour		375	187	0	115
12th	Highest Hour		367	183	0	115
13th	Highest Hour		358	179	0	112
14th	Highest Hour		358	179	0	94
15th	Highest Hour		293	146	0	91
16th	Highest Hour		253	126	0	65
17th	Highest Hour		212	106	0	65
18th	Highest Hour		163	81	0	44
19th	Highest Hour		147	73	0	28
20th	Highest Hour		98	49	0	23
21st	Highest Hour		49	24	0	12
22nd	Highest Hour		41	20	0	9
23rd	Highest Hour		24	12	0	9
24th	Highest Hour		24	12	0	7

Warrant #1 - Eight Hour

Warrant Factor	Condition	Major Street Requirement	Minor Street Requirement	Hours That Condition Is Met	Condition for Warrant Factor Met?	Signal Warrant Met?
100%	A	500	150	4	No	No
	B	750	75	4	No	No
80%	A	400	120	8	Yes	Yes
	B	600	60	8	Yes	Yes
70%	A	350	105	12	Yes	Yes
	B	525	53	13	Yes	Yes

**Warrant #2 - Four-Hour
100% Warrant Factor****Warrant #3 - Peak Hour
100% Warrant Factor**

Volume Plot



Volume Plot

Traffic Volumes					
Hour		Major Street		Minor Street	
Begin	End	EB	WB	NB	SB
5:00 PM	6:00 PM	725	362	0	218
2nd	Highest Hour	717	358	0	194
3rd	Highest Hour	652	325	0	168
4th	Highest Hour	587	293	0	166
5th	Highest Hour	489	244	0	147
6th	Highest Hour	481	240	0	145
7th	Highest Hour	456	228	0	140
8th	Highest Hour	407	203	0	129
9th	Highest Hour	147	73	0	28
10th	Highest Hour	391	195	0	117
11th	Highest Hour	375	187	0	115
12th	Highest Hour	367	183	0	115
13th	Highest Hour	358	179	0	112
14th	Highest Hour	358	179	0	94
15th	Highest Hour	293	146	0	91
16th	Highest Hour	253	126	0	65
17th	Highest Hour	212	106	0	65
18th	Highest Hour	163	81	0	44
19th	Highest Hour	147	73	0	28
20th	Highest Hour	98	49	0	23
21st	Highest Hour	49	24	0	12
22nd	Highest Hour	41	20	0	9
23rd	Highest Hour	24	12	0	9
24th	Highest Hour	24	12	0	7

100% Warrant Met
70% Warrant Met

Number of lanes for moving traffic on each approach (Major Street) 1
Number of lanes for moving traffic on each approach (Minor Street) 1
Warrant Factor 70%
Row Index for VLOOKUP 1

Lookup Table								
Condition A - Minimum Vehicular Volume								
Lanes			Combined Major Street			Higher Minor Street		
Index	Major Street	Minor Street	100%	80%	70%	100%	80%	70%
1	1	1	500	400	350	150	120	105
2	2 or more	1	600	480	420	150	120	105
3	2 or more	2 or more	600	480	420	200	160	140
4	1	2 or more	500	400	350	200	160	140
Condition B - Interruption of Continuous Traffic								
Lanes			Combined Major Street			Higher Minor Street		
Index	Major Street	Minor Street	100%	80%	70%	100%	80%	70%
1	1	1	750	600	525	75	60	53
2	2 or more	1	900	720	630	75	60	53
3	2 or more	2 or more	900	720	630	100	80	70
4	1	2 or more	750	600	525	100	80	70

Vehicles per hour on major street (100% Volume) 500
Vehicles per hour on major street (80% Volume) 400
Vehicles per hour on major street (70% Volume) 350
Vehicles per hour on higher-volume minor-street approach (100% Volume) 150
Vehicles per hour on higher-volume minor-street approach (80% Volume) 120
Vehicles per hour on higher-volume minor-street approach (70% Volume) 105

Vehicles per hour on major street (100% Volume) 750
Vehicles per hour on major street (80% Volume) 600
Vehicles per hour on major street (70% Volume) 525
Vehicles per hour on higher-volume minor-street approach (100% Volume) 75
Vehicles per hour on higher-volume minor-street approach (80% Volume) 60
Vehicles per hour on higher-volume minor-street approach (70% Volume) 53

Calculations									
Combined Major Street	Higher Minor Street	Major Plus Minor	Hourly Rank	Condition A			Condition B		
				100%	80%	70%	100%	80%	70%
1087	218	1305	1	Yes	Yes	Yes	Yes	Yes	Yes
1075	194	1269	2	Yes	Yes	Yes	Yes	Yes	Yes
977	168	1145	3	Yes	Yes	Yes	Yes	Yes	Yes
879	166	1045	4	Yes	Yes	Yes	Yes	Yes	Yes
733	147	880	5	N	Yes	Yes	N	Yes	Yes
721	145	866	6	N	Yes	Yes	N	Yes	Yes
684	140	824	7	N	Yes	Yes	N	Yes	Yes
611	129	739	8	N	Yes	Yes	N	Yes	Yes
220	28	248	18	N	N	N	N	N	N
586	117	703	9	N	N	Yes	N	N	Yes
562	115	676	10	N	N	Yes	N	N	Yes
550	115	664	11	N	N	Yes	N	N	Yes
537	112	650	12	N	N	Yes	N	N	Yes
537	94	631	13	N	N	N	N	N	Yes
440	91	531	14	N	N	N	N	N	N
379	65	444	15	N	N	N	N	N	N
318	65	383	16	N	N	N	N	N	N
244	44	289	17	N	N	N	N	N	N
220	28	248	18	N	N	N	N	N	N
147	23	170	20	N	N	N	N	N	N
73	12	85	21	N	N	N	N	N	N
61	9	70	22	N	N	N	N	N	N
37	9	46	23	N	N	N	N	N	N
37	7	44	24	N	N	N	N	N	N
				4	8	12	4	8	13

Warrant Summary							
Warrant Factor	Condition	Major Street Requirement	Minor Street Requirement	Hours That Condition Is Met	Threshold	Condition for Warrant Factor Met?	Signal Warrant Met?
100%	A	500	150	4	8	No	No
	B	750	75	4	8	No	
80%	A	400	120	8	8	Yes	Yes
	B	600	60	8	8	Yes	
70%	A	350	105	12	8	Yes	Yes
	B	525	53	13	8	Yes	

Is Warrant #1 met based on the applicable warrant factor?

Yes

Traffic Volumes						Calculations			
Hour		Major Street		Minor Street		Combined Major Street	Higher Minor Street	Threshold	Is Threshold Met?
Begin	End	EB	WB	NB	SB				
5:00 PM	6:00 PM	725	362	0	218	1087	218	60	Yes
2nd	Highest Hour	717	358	0	194	1075	194	60	Yes
3rd	Highest Hour	652	325	0	168	977	168	60	Yes
4th	Highest Hour	587	293	0	166	879	166	60	Yes
5th	Highest Hour	489	244	0	147	733	147	69	Yes
6th	Highest Hour	481	240	0	145	721	145	71	Yes
7th	Highest Hour	456	228	0	140	684	140	76	Yes
8th	Highest Hour	407	203	0	129	611	129	91	Yes
9th	Highest Hour	147	73	0	28	220	28	249	No
10th	Highest Hour	391	195	0	117	586	117	97	Yes
11th	Highest Hour	375	187	0	115	562	115	103	Yes
12th	Highest Hour	367	183	0	115	550	115	107	Yes
13th	Highest Hour	358	179	0	112	537	112	110	Yes
14th	Highest Hour	358	179	0	94	537	94	110	No
15th	Highest Hour	293	146	0	91	440	91	144	No
16th	Highest Hour	253	126	0	65	379	65	169	No
17th	Highest Hour	212	106	0	65	318	65	197	No
18th	Highest Hour	163	81	0	44	244	44	235	No
19th	Highest Hour	147	73	0	28	220	28	249	No
20th	Highest Hour	98	49	0	23	147	23	294	No
21st	Highest Hour	49	24	0	12	73	12	343	No
22nd	Highest Hour	41	20	0	9	61	9	351	No
23rd	Highest Hour	24	12	0	9	37	9	369	No
24th	Highest Hour	24	12	0	7	37	7	369	No

12

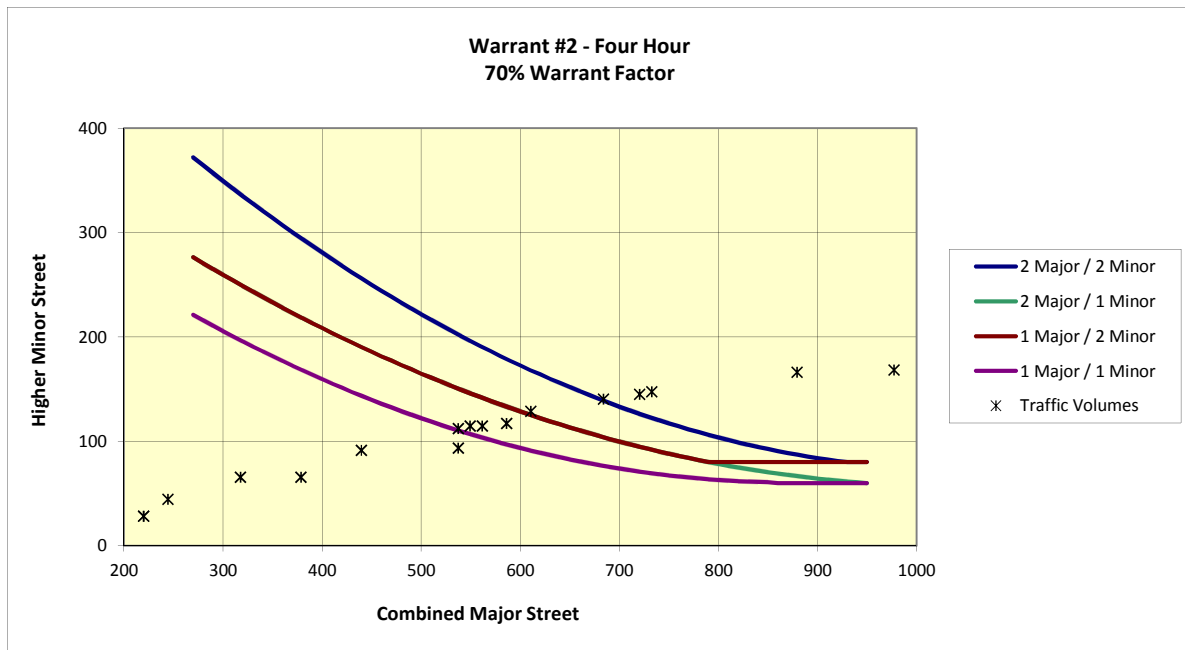
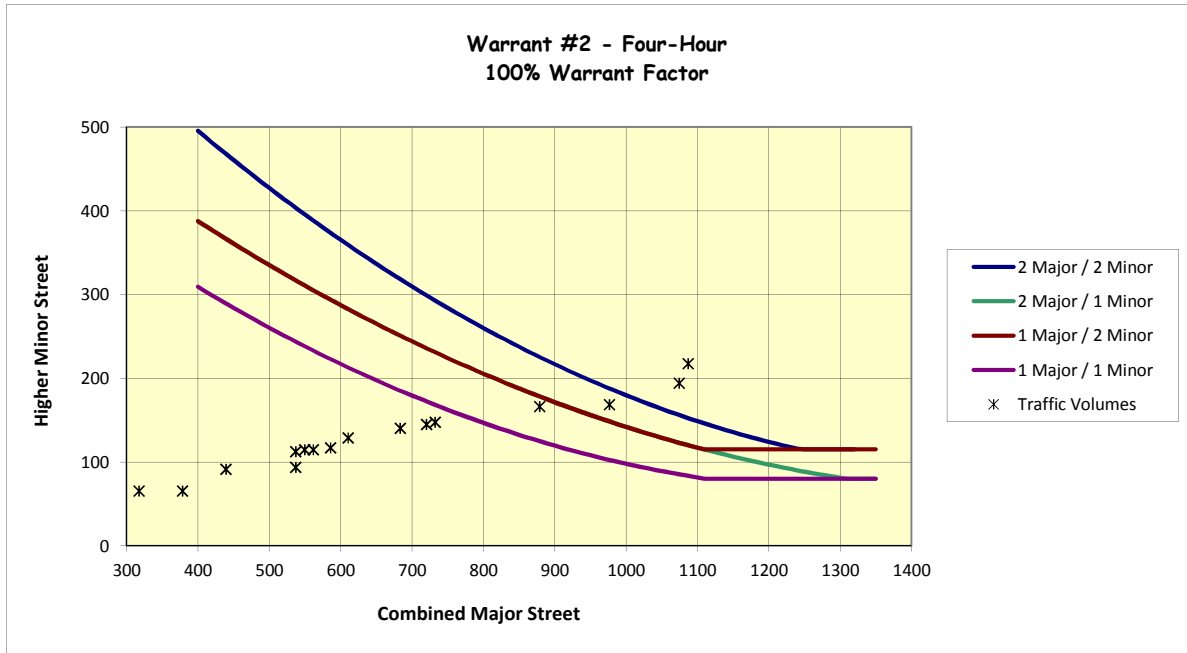
Number of lanes for moving traffic on each approach (Major Street)	1
Number of lanes for moving traffic on each approach (Minor Street)	1
Warrant Factor	70%
Row Index for VLOOKUP	5

Lookup Table							
Index	Major Street	Minor Street	Break Point	x ²	x	c	alt
1	1	1	1110	0.00027	0.73003	557.978	80
2	2 or more	1	1310	0.00023	0.73144	643.445	80
3	2 or more	2 or more	1280	0.00031	0.97877	858.973	115
4	1	2 or more	1110	0.00023	0.73144	643.445	115
5	1	1	790	0.00044	0.76930	396.803	60
6	2 or more	1	930	0.00037	0.76954	457.134	60
7	2 or more	2 or more	860	0.00049	1.03083	614.734	80
8	1	2 or more	790	0.00037	0.76954	457.134	80

100% Factor
70% Factor

Is Warrant #2 met based on the applicable warrant factor?

Yes



Traffic Volumes						Calculations			
Hour		Major Street		Minor Street		Combined Major Street	Higher Minor Street	Threshold	Is Threshold Met?
Begin	End	EB	WB	NB	SB				
5:00 PM	6:00 PM	725	362	0	218	1087	218	75	Yes
2nd	Highest Hour	717	358	0	194	1075	194	75	Yes
3rd	Highest Hour	652	325	0	168	977	168	81	Yes
4th	Highest Hour	587	293	0	166	879	166	96	Yes
5th	Highest Hour	489	244	0	147	733	147	130	Yes
6th	Highest Hour	481	240	0	145	721	145	134	Yes
7th	Highest Hour	456	228	0	140	684	140	145	No
8th	Highest Hour	407	203	0	129	611	129	171	No
9th	Highest Hour	147	73	0	28	220	28	370	No
10th	Highest Hour	391	195	0	117	586	117	180	No
11th	Highest Hour	375	187	0	115	562	115	190	No
12th	Highest Hour	367	183	0	115	550	115	195	No
13th	Highest Hour	358	179	0	112	537	112	200	No
14th	Highest Hour	358	179	0	94	537	94	200	No
15th	Highest Hour	293	146	0	91	440	91	245	No
16th	Highest Hour	253	126	0	65	379	65	276	No
17th	Highest Hour	212	106	0	65	318	65	310	No
18th	Highest Hour	163	81	0	44	244	44	354	No
19th	Highest Hour	147	73	0	28	220	28	370	No
20th	Highest Hour	98	49	0	23	147	23	419	No
21st	Highest Hour	49	24	0	12	73	12	472	No
22nd	Highest Hour	41	20	0	9	61	9	482	No
23rd	Highest Hour	24	12	0	9	37	9	500	No
24th	Highest Hour	24	12	0	7	37	7	500	No

6

Number of lanes for moving traffic on each approach (Major Street) 1
Number of lanes for moving traffic on each approach (Minor Street) 1
Warrant Factor 70%
Row Index for VLOOKUP 5

Lookup Table							
Index	Major Street	Minor Street	Break Point	x ²	x	c	alt
1	1	1	1460	0.00021	0.74072	734.125	100
2	2 or more	1	1760	0.00015	0.67328	809.779	100
3	2 or more	2 or more	1690	0.00023	0.93419	1081.658	150
4	1	2 or more	1450	0.00015	0.67328	809.779	150
5	1	1	1040	0.00035	0.80083	529.197	75
6	2 or more	1	1160	0.00025	0.73111	586.099	75
7	2 or more	2 or more	1130	0.00033	0.95887	762.050	100
8	1	2 or more	1020	0.00025	0.73111	586.099	100

100% Factor
70% Factor

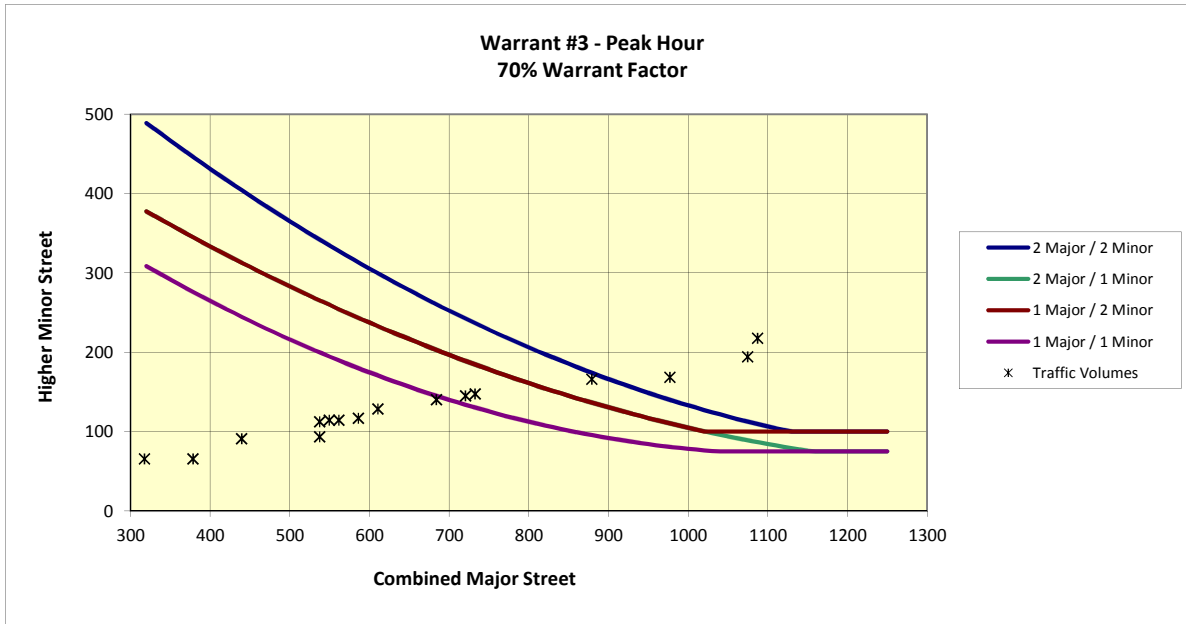
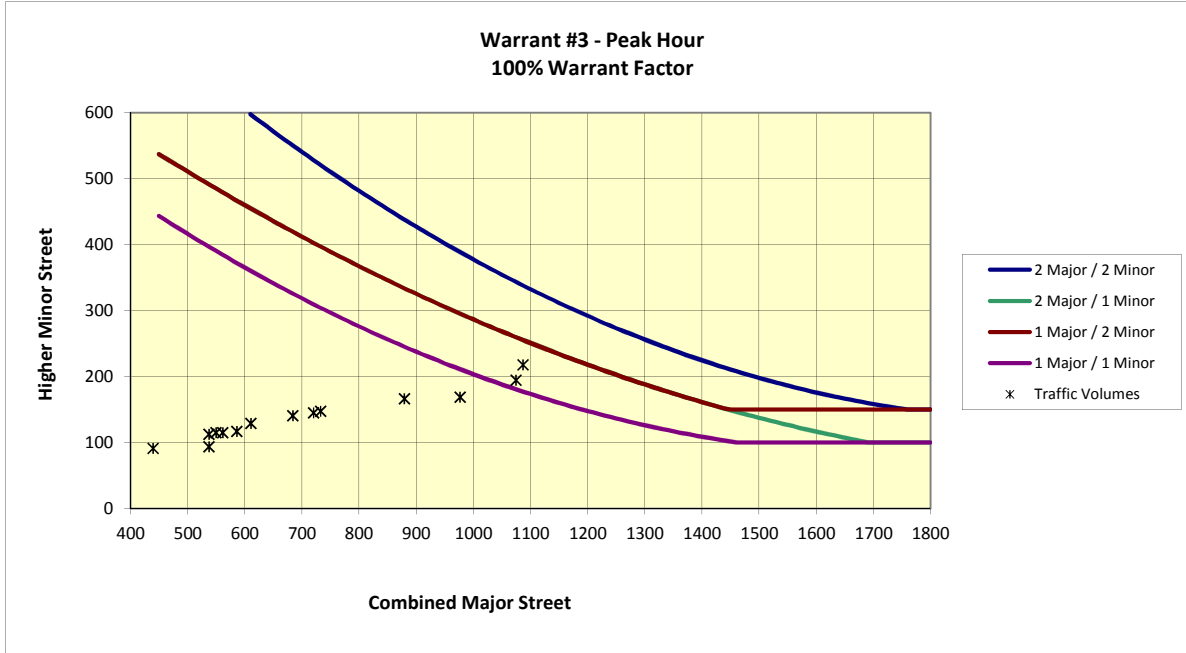
Is Warrant #3 met based on the applicable warrant factor?

Yes

Condition A Criteria		
	NB	SB
Total Stopped Delay Per Vehicle On Minor Approach (sec)	0.0	24.0
Number Of Lanes On Minor Street Approach	0	1
Vehicle-Hours Of Stopped Delay On Minor Approach	0.00	1.45
	No	No
Volume on Minor Street Approach During Same Hour	0	218
	No	Yes
Total Entering Volume On All Approaches During Same Hour	1304.5	
Number of Approaches to Intersection	3	
	Yes	

Is Warrant #3 met based on Condition A criteria?

No



War #3 - Peak HR (Graph)

Appendix H Proportion Share Calculations
at NE 192nd Avenue/NE 13th Street

Proposed Proportionate Share Contribution at NE 192nd Avenue/NE 13th Avenue

Cost Estimate:

Item	Unit Cost	Length	Cost	Notes
Northbound right-turn lane and westbound right-turn lane	\$ 280,000	1	\$ 280,000	Cost estimate attached.
Total			\$ 280,000	

Note: Cost estimate may not account for all ROW impacts

Proportionate Share Calculation:

Intersection volume without development (2029 Background Scenario)	1901
Intersection volume with development (2029 Total Traffic Scenario)	2346
Trips added by development (2346-1901)	445
Capacity of intersection with improvement (see attached Synchro output sheet)	2487
Additional volume accommodated with improvements (2487-1901)	586
Proportionate share cost per trip (\$280,000/586)	\$ 478
Proportionate share of capacity used by development (445/586)	0.759
Proposed proportionate share contribution (\$478 per trip * 445 trips)	\$ 212,600

Note: Assumed proportion of total volume by movement stays consistent with 2029

OLSON ENGINEERING INC.

1111 BROADWAY, VANCOUVER, WA 98660 (360) 695-1385

Green Mtn. - Right Turn Lane @ NE 192nd Avenue & NE 13th Street - Cost Estimate (Option I) North Bound Right & West Bound Right

Item #	Description	Unit Of Measure	Quantity	Unit Price	Total Price
GENERAL CONDITIONS					
1	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00
2	Clearing & Grubbing (Remove Hedge & Trees, etc.)	LS	1	\$ 2,400.00	\$ 2,400.00
3	Stripping 6" & Haul Off	CY	235	\$ 9.00	\$ 2,115.00
				Total	\$ 14,515.00
DEMOLITION					
4	AC Removal (Exist'g Edge Road & Exist'g Driveways To Ba	SF	2,070	\$ 1.00	\$ 2,070.00
5	Remove Exist'g Driveway Culvert (24 LF)	LS	1	\$ 300.00	\$ 300.00
6	Relocate Exist'g Mail Boxes	EA	5	\$ 125.00	\$ 625.00
7	Relocate Exist'g Signs	EA	3	\$ 125.00	\$ 375.00
				Total	\$ 3,370.00
EROSION CONTROL					
8	Silt Fence	LF	700	\$ 1.75	\$ 1,225.00
9	Hydroseed & Mulch Right - Of - Way	SF	14,000	\$ 0.30	\$ 4,200.00
10	Erosion Control Maintenance	LS	1	\$ 1,600.00	\$ 1,600.00
				Total	\$ 7,025.00
SITWORK					
<u>North Bound Right & West Bound Right</u>					
11	Sawcut	LF	930	\$ 2.00	\$ 1,860.00
12	Mass Grading & Haul Off	CY	480	\$ 10.00	\$ 4,800.00
13	Finish Grade	SF	6,345	\$ 0.30	\$ 1,903.50
14	Geotextile Fabric	SY	765	\$ 0.90	\$ 688.50
15	1½"- Crushed Rock (0.85')	TN	385	\$ 20.00	\$ 7,700.00
16	Asphaltic Concrete (0.85') Class ½" 64-22 HMA	TN	410	\$ 135.00	\$ 55,350.00
17	Curb & Gutter	LF	840	\$ 10.00	\$ 8,400.00
18	Sidewalk / Pedestrian Ramp	SF	4,275	\$ 4.00	\$ 17,100.00
19	Detectable Warning Surface	SF	10	\$ 25.00	\$ 250.00
20	Driveway Drop	EA	5	\$ 25.00	\$ 125.00
21	Driveway Approach (5)	SF	560	\$ 4.50	\$ 2,520.00
22	Pedestrian/Signal Modifications	LS	1	\$ 33,000.00	\$ 33,000.00
23	Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00
				Total	\$ 143,697.00
SITWORK					
<u>Pave Existing Driveways To Right - Of -Way</u>					
24	Removal AC / Gravel (Back Of Sidewalk To Right - Of - Wa	SF	1,435	\$ 1.00	\$ 1,435.00
25	Finish Grade	SF	1,435	\$ 0.30	\$ 430.50
26	Geotextile Fabric	SY	175	\$ 0.90	\$ 157.50
27	1½"- Crushed Rock (0.67')	TN	70	\$ 20.00	\$ 1,400.00
28	Asphaltic Concrete (0.25') Class ½" 64-22 HMA	TN	30	\$ 135.00	\$ 4,050.00
				Total	\$ 7,473.00

STORM

29	Stormfilter Catch Basin (2 - Cart.)	EA	2	\$	12,000.00	\$	24,000.00
30	Infiltration Trench (50 LF)	EA	2	\$	2,500.00	\$	5,000.00
Total							\$ 29,000.00

STRIPING & SIGNAGE

31	Solid Double Yellow Line	LF	470	\$	1.00	\$	470.00
32	Solid White Line	LF	810	\$	0.50	\$	405.00
33	White Thermoplastic Stop Bar (Extend Existing)	EA	1	\$	660.00	\$	660.00
34	Crosswalk Marking (Extend Existing)	EA	1	\$	750.00	\$	750.00
Total							\$ 2,285.00

Subtotal Construction Costs	\$	207,365.00
Soft Cost (20%)	\$	41,473.00
Contingency (15%)	\$	31,104.75
Total Construction Costs	\$	279,942.75

Proportionate Share Calculations
102: NE 13th St & NE 192nd Ave

Intersection Capacity with Improvements

6/17/2014

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	262	217	730	445	318	515
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.8	5.7	5.4	5.8	5.7	5.4
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frpb, ped/bikes	1.00	0.99	1.00	0.96	1.00	1.00
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	0.85	1.00	1.00
Flt Protected	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (prot)	1770	1595	1863	1527	1787	1863
Flt Permitted	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (perm)	1770	1595	1863	1527	1787	1863
Peak-hour factor, PHF	0.86	0.86	0.86	0.86	0.86	0.86
Adj. Flow (vph)	305	252	849	517	370	599
RTOR Reduction (vph)	0	54	0	41	0	0
Lane Group Flow (vph)	305	198	849	476	370	599
Confl. Peds. (#/hr)		2		8	8	
Heavy Vehicles (%)	2%	0%	2%	2%	1%	2%
Turn Type	pm+ov		pm+ov		Prot	
Protected Phases	6	3	4	6	3	8
Permitted Phases		6		4		
Actuated Green, G (s)	25.6	55.5	63.7	89.3	29.9	99.3
Effective Green, g (s)	25.6	55.5	63.7	89.3	29.9	99.3
Actuated g/C Ratio	0.19	0.41	0.47	0.66	0.22	0.73
Clearance Time (s)	5.8	5.7	5.4	5.8	5.7	5.4
Vehicle Extension (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lane Grp Cap (vph)	333	650	872	1002	393	1359
v/s Ratio Prot	c0.17	0.07	c0.46	0.09	c0.21	0.32
v/s Ratio Perm		0.06		0.22		
v/c Ratio	0.92	0.30	0.97	0.48	0.94	0.44
Uniform Delay, d1	54.2	27.3	35.4	11.7	52.2	7.3
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	28.3	0.1	23.9	0.1	30.5	0.1
Delay (s)	82.4	27.4	59.3	11.8	82.7	7.4
Level of Service	F	C	E	B	F	A
Approach Delay (s)	57.5		41.3			36.2
Approach LOS	E		D			D
Intersection Summary						
HCM Average Control Delay			42.7		HCM Level of Service	D
HCM Volume to Capacity ratio			0.95			
Actuated Cycle Length (s)			136.1		Sum of lost time (s)	16.9
Intersection Capacity Utilization			84.7%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	252	209	674	428	306	476
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.8	5.7	5.4	5.8	5.7	5.4
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frpb, ped/bikes	1.00	0.99	1.00	0.97	1.00	1.00
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	0.85	1.00	1.00
Flt Protected	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (prot)	1770	1595	1863	1531	1787	1863
Flt Permitted	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (perm)	1770	1595	1863	1531	1787	1863
Peak-hour factor, PHF	0.86	0.86	0.86	0.86	0.86	0.86
Adj. Flow (vph)	293	243	784	498	356	553
RTOR Reduction (vph)	0	65	0	46	0	0
Lane Group Flow (vph)	293	178	784	452	356	553
Confl. Peds. (#/hr)		2		8	8	
Heavy Vehicles (%)	2%	0%	2%	2%	1%	2%
Turn Type	pm+ov		pm+ov		Prot	
Protected Phases	6	3	4	6	3	8
Permitted Phases		6		4		
Actuated Green, G (s)	23.9	51.8	56.8	80.7	27.9	90.4
Effective Green, g (s)	23.9	51.8	56.8	80.7	27.9	90.4
Actuated g/C Ratio	0.19	0.41	0.45	0.64	0.22	0.72
Clearance Time (s)	5.8	5.7	5.4	5.8	5.7	5.4
Vehicle Extension (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lane Grp Cap (vph)	337	658	843	984	397	1342
v/s Ratio Prot	c0.17	0.06	c0.42	0.09	c0.20	0.30
v/s Ratio Perm		0.05		0.21		
v/c Ratio	0.87	0.27	0.93	0.46	0.90	0.41
Uniform Delay, d1	49.3	24.4	32.5	11.3	47.4	7.0
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	19.9	0.1	16.3	0.1	21.6	0.1
Delay (s)	69.2	24.4	48.8	11.5	69.0	7.1
Level of Service	E	C	D	B	E	A
Approach Delay (s)	48.9		34.3			31.3
Approach LOS	D		C			C
Intersection Summary						
HCM Average Control Delay			36.2		HCM Level of Service	D
HCM Volume to Capacity ratio			0.91			
Actuated Cycle Length (s)			125.5		Sum of lost time (s)	16.9
Intersection Capacity Utilization			80.5%		ICU Level of Service	D
Analysis Period (min)			15			
c Critical Lane Group						

Appendix I Phase 3 Access Operations Worksheets

Intersection

Int Delay, s/veh 2.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	70	17	159	23	6	230
Future Vol, veh/h	70	17	159	23	6	230
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	78	19	177	26	7	256

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	458	189	0	0	202	0
Stage 1	189	-	-	-	-	-
Stage 2	269	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	565	858	-	-	1382	-
Stage 1	848	-	-	-	-	-
Stage 2	781	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	562	858	-	-	1382	-
Mov Cap-2 Maneuver	562	-	-	-	-	-
Stage 1	848	-	-	-	-	-
Stage 2	777	-	-	-	-	-

Approach	WB		NB		SB
HCM Control Delay, s	11.8		0		0.2
HCM LOS	B				

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	562	858	1382	-
HCM Lane V/C Ratio	-	-	0.138	0.022	0.005	-
HCM Control Delay (s)	-	-	12.4	9.3	7.6	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0.5	0.1	0	-

HCM 2010 TWSC
304: NE Ingle Rd & Phase 3 Shared Dwy

9/28/2017

Intersection

Int Delay, s/veh 0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	1	181	1	0	300
Future Vol, veh/h	2	1	181	1	0	300
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	2	1	201	1	0	333

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	535	202	0	0	202	0
Stage 1	202	-	-	-	-	-
Stage 2	333	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	510	844	-	-	1382	-
Stage 1	837	-	-	-	-	-
Stage 2	731	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	510	844	-	-	1382	-
Mov Cap-2 Maneuver	510	-	-	-	-	-
Stage 1	837	-	-	-	-	-
Stage 2	731	-	-	-	-	-

Approach	WB		NB		SB
HCM Control Delay, s	11.2		0		0
HCM LOS	B				

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 587	1382	-
HCM Lane V/C Ratio	-	- 0.006	-	-
HCM Control Delay (s)	-	- 11.2	0	-
HCM Lane LOS	-	- B	A	-
HCM 95th %tile Q(veh)	-	- 0	0	-

HCM 2010 TWSC
303: NE Ingle Rd & Phase 3 Site Access

9/28/2017

Intersection

Int Delay, s/veh 1.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	46	11	234	78	20	258
Future Vol, veh/h	46	11	234	78	20	258
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	51	12	260	87	22	287

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	634	303	0
Stage 1	303	-	-
Stage 2	331	-	-
Critical Hdwy	6.4	6.2	4.1
Critical Hdwy Stg 1	5.4	-	-
Critical Hdwy Stg 2	5.4	-	-
Follow-up Hdwy	3.5	3.3	2.2
Pot Cap-1 Maneuver	446	741	1223
Stage 1	754	-	-
Stage 2	732	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	438	741	1223
Mov Cap-2 Maneuver	438	-	-
Stage 1	754	-	-
Stage 2	719	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.5	0	0.6
HCM LOS	B		

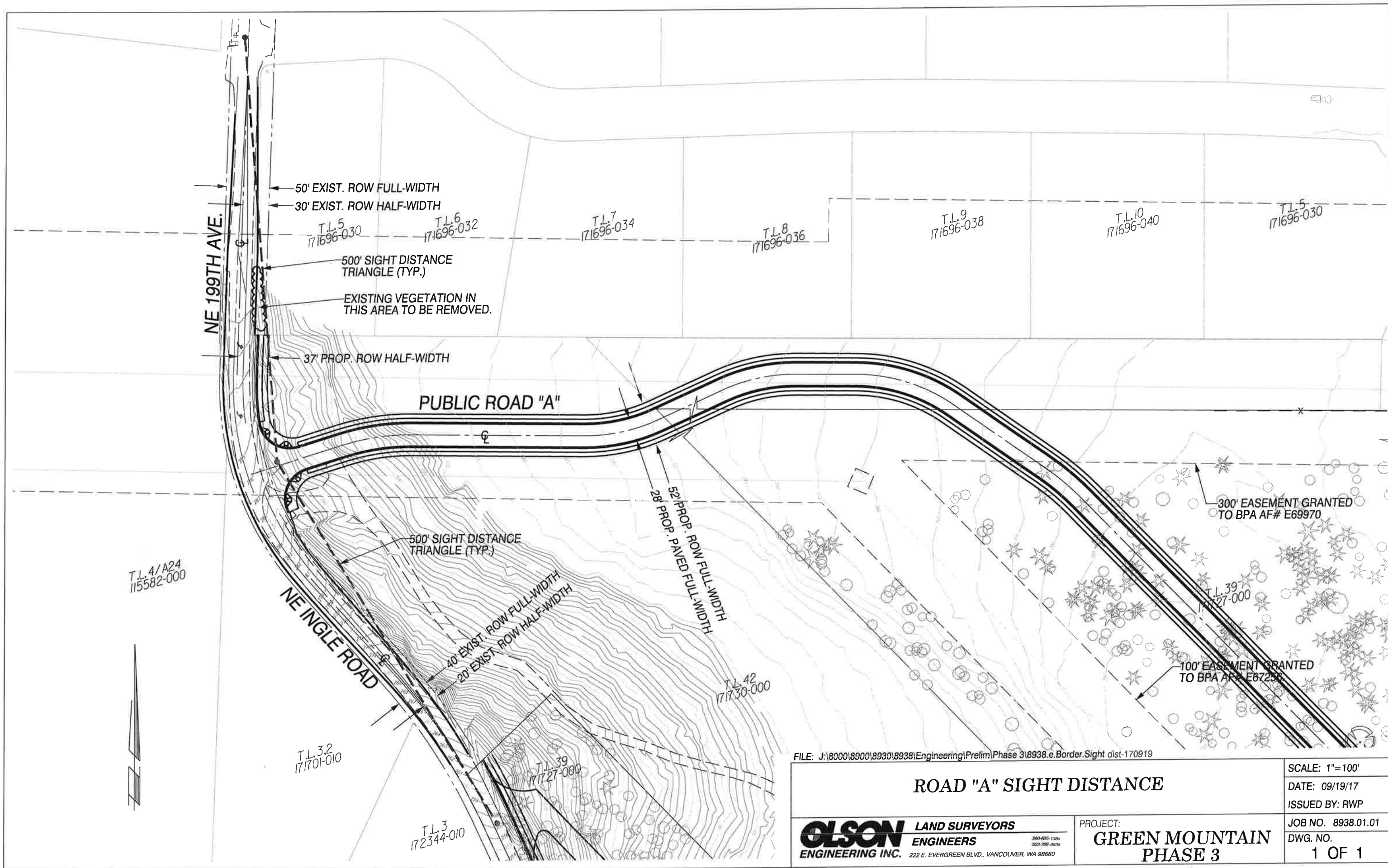
Minor Lane/Major Mvmt	NBT	NBRWBLn1WBLn2	SBL	SBT
Capacity (veh/h)	-	- 438 741 1223	-	-
HCM Lane V/C Ratio	-	- 0.117 0.016 0.018	-	-
HCM Control Delay (s)	-	- 14.3 9.9 8	-	-
HCM Lane LOS	-	- B A A	-	-
HCM 95th %tile Q(veh)	-	- 0.4 0 0.1	-	-

HCM 2010 TWSC
304: NE Ingle Rd & Phase 3 Shared Driveway

9/28/2017

Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	1	311	2	0	304
Future Vol, veh/h	1	1	311	2	0	304
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	1	346	2	0	338
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	685	347	0	0	348	0
Stage 1	347	-	-	-	-	-
Stage 2	338	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	417	701	-	-	1222	-
Stage 1	720	-	-	-	-	-
Stage 2	727	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	417	701	-	-	1222	-
Mov Cap-2 Maneuver	417	-	-	-	-	-
Stage 1	720	-	-	-	-	-
Stage 2	727	-	-	-	-	-
Approach	WB		NB		SB	
HCM Control Delay, s	11.9		0		0	
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	- 523	1222	-		
HCM Lane V/C Ratio	-	- 0.004	-	-		
HCM Control Delay (s)	-	- 11.9	0	-		
HCM Lane LOS	-	- B	A	-		
HCM 95th %tile Q(veh)	-	- 0	0	-		

Appendix J Sight Distance Exhibits



FILE: J:\8000\8900\8930\8938\Engineering\Prelim\Phase 3\8938.e.Border.Sight dist-170919

ROAD "A" SIGHT DISTANCE

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-405-1253
503-769-9936

PROJECT:
**GREEN MOUNTAIN
PHASE 3**

SCALE: 1"=100'
DATE: 09/19/17
ISSUED BY: RWP
JOB NO. 8938.01.01
DWG. NO.
1 OF 1

MEMORANDUM

Date: October 5, 2017 Project #: 21282

To: Curleigh Carothers, PE; City of Camas

cc: Jeff Barsness, Washington State Department of Transportation (WSDOT)
David Jardin, Clark County Public Works Department
John Schmidt, Metropolitan Land Group, LLC
Kurt Stonex, PE, Mike Odren & Stacey Hickman; Olson Engineering

From: Chris Brehmer, PE & Kelly Laustsen, PE; Kittelson & Associates, Inc.

Project: Green Mountain Phase 3

Subject: Transportation Compliance

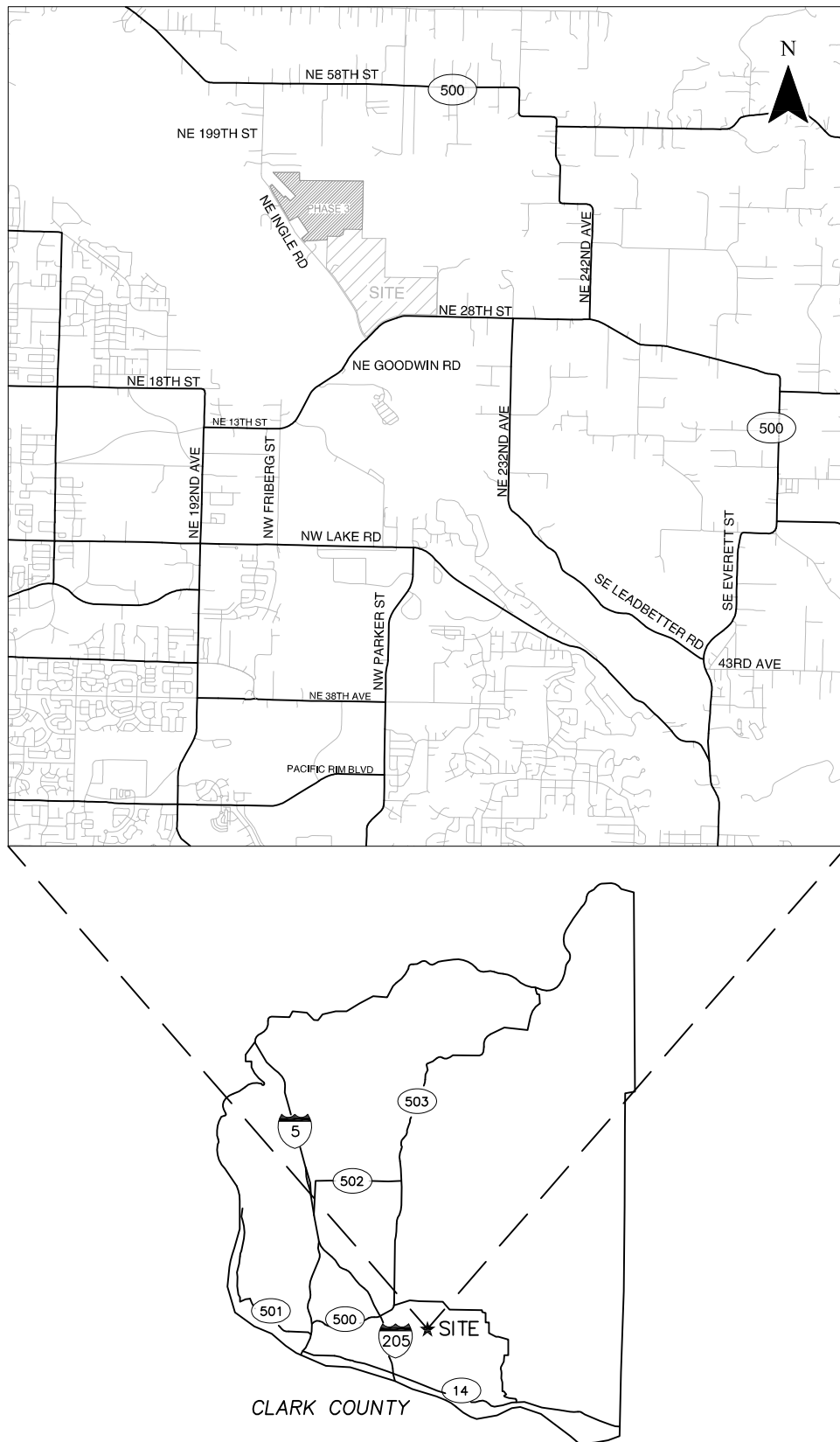
This memorandum provides transportation compliance documentation supporting Phase 3 of the proposed Green Mountain Master Plan development to be located immediately east of NE Ingle Road and north of NE Goodwin Road in Camas, Washington. The contents of this memorandum are based on the recommendations provided in the *Green Mountain Master Plan Transportation Impact Analysis* (TIA), prepared by Kittelson & Associates, Inc. and dated June 2014 (provided in *Appendix A*). The intent of this memorandum is to document Phase 3 trip generation and ensure that the mitigation measures provided in the Masterplan TIA are applied at the appropriate phase of development.

BACKGROUND

The TIA for the Green Mountain Master Plan developed in 2014 provided a near- and long-term analysis for full buildout of the Green Mountain site, including 283-acres of mixed-use development. The master plan assumed eight phases of the development, the first and second of which are currently underway. A Transportation Compliance Letter for Phase 2 was prepared by Kittelson & Associates, Inc. and dated November 2016 (provided in *Appendix B*).

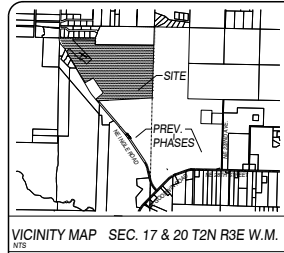
Figure 1 illustrates the site vicinity and location of the Master Plan site, as well as Phase 3. A mix of residential and commercial uses is planned for the full site in accordance with the zoning.

Development of Phase 3 of the site is currently proposed, with the site plan shown in Figure 2. Phase 3 consists of 159 residential units with the majority of the site accessed via a new public roadway connection to NE Ingle Road and four units accessed via a shared driveway on NE Ingle Road.



Site Vicinity
Camas, Washington

Figure
1



SUBDIVISION NOTES

EXISTING SITE DATA:
 PRESENT USE: VACANT
 EXISTING ZONING: R-10, PRO MASTER PLAN

PROPOSED SITE DATA:
 PROPOSED USE: 159 LOT PRO-SUBDIVISION
 WETLAND/STREAM STEEP BANK BUFFER AREAS/PROTECTED AS SHOWN
 ROAD PLANNED IMPROVEMENT AREAS: AS SHOWN
 PROPOSED PRIVATE ROADS: REFER TO ENGINEERING PLANS
 PROPOSED EASEMENTS: AS SHOWN
 PROPOSED ON-SITE ROAD RIGHTS-OF-WAY: AS SHOWN
 PROPOSED FUTURE TRAIL AND BIKEWAY FACILITIES: REFER TO ENGINEERING PLANS
 PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.: AS SHOWN
 PROPOSED LAMPING SYSTEMS: NONE PROPOSED
 PROPOSED OPEN SPACE/PARK: AS SHOWN
 PROPOSED TRAIL: NONE PROPOSED
 PROPOSED SIGN (SIGN PLAN): NONE PROPOSED
 PROPOSED LIGHTING: STREET LIGHTING SHOWN IN FINAL DESIGN
 PROPOSED LOTS (TRACTS, ETC.): AS SHOWN
 EXISTING BUILDING(S) TO REMAIN: NONE
 PROPOSED LANDSCAPING (LANDSCAPE PLAN): NONE
 PROPOSED BUILDING: LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES
 PROPOSED PARKING: AS SHOWN

1. THERE IS A WETLAND BUFFER MITIGATION PLAN, AS WELL AS A CRITICAL AREAS REPORT AFFECTING THE SITE. PLEASE REFER TO THE REPORTS, AS PROVIDED BY ECOLOGICAL LAND SERVICES, INC. DATED SEPTEMBER 12, 2017 FOR MORE INFORMATION.
2. 50' GEO BACKSTOP LINE SHOWN ON DRAWING IS ONLY APPROXIMATE AND WAS TAKEN FROM THE "GEO-TECHNICAL CRITICAL AREAS REPORT, GREEN MOUNTAIN NORTH, BY COLUMBIA WEST ENGINEERING, INC. DATED APRIL 16, 2017. A SURVEYED LINE WILL BE DONE AT FINAL ENGINEERING.

EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE IN ACCORDANCE WITH CCC-45.04.01(1)(1)(7).

IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN CLWMA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY. SUBJECT TO IMPROVEMENT AND/OR FINES.

LAND INVENTORY:
 TOTAL PHASE 3 AREA: APPROX. 115 ACRES (5,008,400 SF) ACCORDING TO CLARK COUNTY GIS
 TOTAL DEVELOPED AREA: APPROX. 38.30 ACRES (1,657,168 SF)
 TOTAL LOT AREA: APPROX. 27 ACRES (1,175,685 SF)
 TOTAL INFRASTRUCTURE: APPROX.
 TOTAL OPEN SPACE/CRITICAL AREA: APPROX. 74 ACRES (3,211,764 SF)

DEVELOPMENT STANDARDS

F, E AND G PODS (PREVIOUSLY APPROVED IN THE GREEN MOUNTAIN MIXED-USE PRO STANDARDS)

GREEN MOUNTAIN PRO STANDARDS FOR PRO LOT DEVELOPMENT	SINGLE-FAMILY 6-PODS LOTS: 58-68	SINGLE-FAMILY 7-PODS LOTS: 69-79	SINGLE-FAMILY 8-PODS LOTS: 100-104
MINIMUM LOT AREA	4,000 SF	5,200 SF	14,000 SF
MAXIMUM LOT AREA	6,000 SF	14,000 SF	60,000 SF
MINIMUM LOT WIDTH	50 FEET	60 FEET	60 FEET
MINIMUM LOT DEPTH	60 FEET	60 FEET	100 FEET
MINIMUM LOT WIDTH ON A CURVE OR CLOSURE	50 FEET	50 FEET	40 FEET
MAXIMUM BUILDING HEIGHT	30 FEET	30 FEET	30 FEET
MAXIMUM BUILDING COVERAGE	40%	40%	30%
MINIMUM SETBACKS			
LOT AREA	5,000-7,400 SF	7,500-14,000 SF	15,000-60,000 SF
FRONT YARD (INCLUDES FRONT LOT CORNER LOT)	10 FEET	10 FEET	30 FEET
SIDE YARD AND CORNER LOT (SIDE YARD)	5 FEET	5 FEET	10 FEET
CORNER LOT STREET SIDE YARD	10 FEET	10 FEET	30 FEET
REAR YARD	20 FEET	30 FEET	30 FEET
MINIMUM LOT WIDTH ON A CURVE OR CLOSURE	30 FEET	30 FEET	40 FEET

NOTES: ALL FOUND ON THE APPROVED DENSITY AND DIMENSIONS STANDARDS ARE NOT INCLUDED IN THIS SUBMITTAL, AS THE ALLEY NOTES DO NOT APPLY. TYP.

TRACTS:

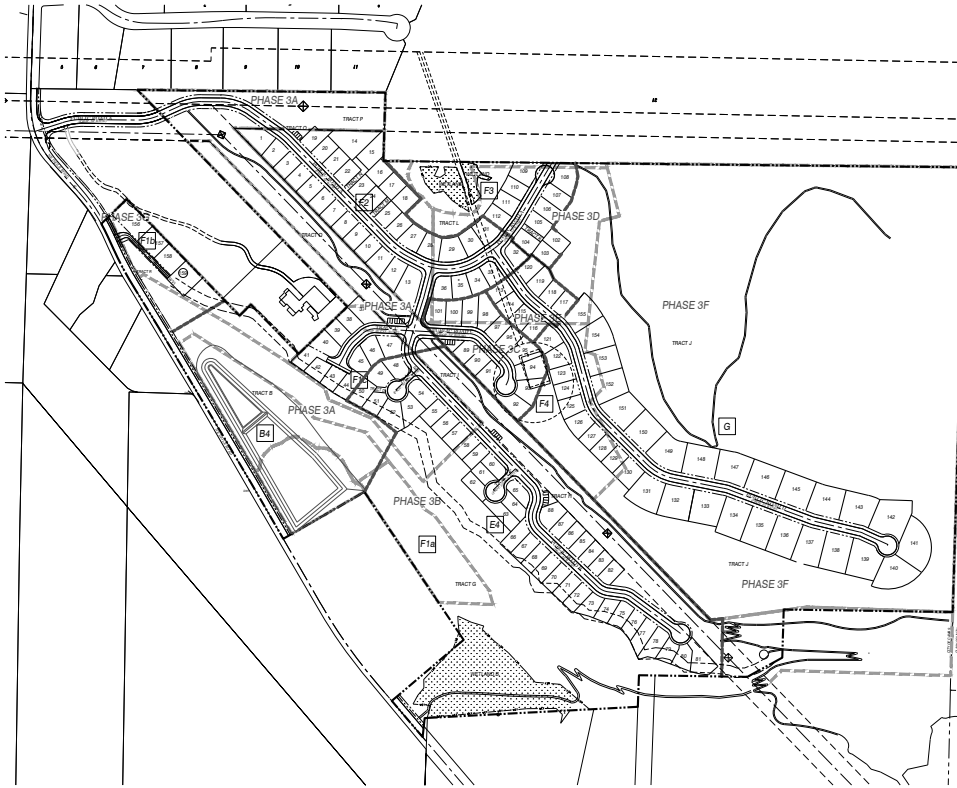
TRACT	DESCRIPTION	SIZE
A	ACCESS TO LOTS 156-159	8,500 SF
B	STORMWATER POND	374,710 SF
C	PRIVATE ROAD A (48' R.O.W.)	18,280 SF
D	ACCESS TO LOTS 51	770 SF
E	PRIVATE ROAD B (30' R.O.W.)	7,600 SF
F	PRIVATE ROAD C (30' R.O.W.)	7,600 SF
G	WETLAND/OPEN SPACE/TRAIL	564,700 SF
H	ADDITIONAL PARKING	2,100 SF
I	BPA ESMF PARKING/TRAIL	175,000 SF
J	OPEN SPACE/TRAIL	2,100 SF
K	ACCESS TO LOTS 102-103	1,810 SF
L	WETLAND/CRITICAL AREA/OPEN SPACE	88,120 SF
M	ACCESS TO LOTS 17-19	1,800 SF
N	ACCESS TO LOTS 14-16	3,200 SF
O	ADDITIONAL PARKING	1,870 SF
P	BPA ESMF	115,500 SF
Q	BPA ESMF OPEN SPACE/PARKING/TRAIL	176,000 SF
R	HOUSING/OPEN SPACE	11,000 SF

PARKING:

APART FROM THE 2 PARKING SPACES INCLUDED ON THE PARCELS, PER CM 17.18.040 (B)(10)(a), FOR EVERY 5 LOTS UNDER 7,400 SF, ADDITIONAL PARKING SPACE WILL BE PROVIDED. NUMBER OF LOTS UNDER 7,400 SF: 116. PARKING SPACES REQUIRED: 24. PARKING SPACES PROVIDED: 25.

LEGEND

--- MATCHLINE	---
--- PROPOSED ASPHALT	---
--- PROPOSED RIGHT-OF-WAY	---
--- PROPOSED 4" WIDE REGIONAL TRAIL	---
--- PHASE LINE	---
--- EXISTING DRAINAGE	---
--- PROPOSED LOT/TRACT	---
--- APPROX. LOCATION OF 20' GEO BACKSTOP	---
--- PROPERTY LINE	---
--- ROAD CENTERLINE	---
--- PROPOSED BOUNDARY	---
--- ADJACENT TRACT	---
--- APPROX. WETLAND BOUNDARY	---
--- EXISTING OPEN TOWERS	---
--- PRO-APPROVED POD AREAS	---
--- BOUNDARY AND LABELS	---



OWNER/APPLICANT:
 GREEN MOUNTAIN LAND, LLC
 303 S STATE STREET, SUITE 201
 LAKE COWASCO, OR 97034
 (503) 597-7100
 FAX UNAVAILABLE
 john.schmidt@metlandgroup.com

CONTACT:
 OLSON ENGINEERING, INC.
 ATTN: REBECCA MALESTRUM
 202 E. EVERGREEN BLVD.
 VANCOUVER, WA 98660
 (206) 895-1385
 FAX UNAVAILABLE
 rebecca@olsonengr.com

DESIGNED: BVR/LAW
DRAWN: RAW
CHECKED: KFS
DATE: SEPTEMBER 2017
SCALE: 1" = 200'
COPYRIGHT 2017: OLSON ENGINEERING, INC.

GRAPHIC SCALE
 0 30 60 120
 (IN FEET)
 1 inch = 200 ft

FILE: \\olson\12121282\12121282- Green Mountain Phase 3\dwg\figs\20495 phase 3 Green Mountain.dwg
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OVERALL LAYOUT AND PHASING PLAN FOR:
GREEN MOUNTAIN PHASE 3
 (PART OF GREEN MOUNTAIN PRO (S)(B)(14-02))

OLSON ENGINEERS
 LAND SURVEYORS
 ENGINEERING INC.
 202 E. EVERGREEN BLVD. VANCOUVER, WA 98660

SHEET
P1.0

Site plan provided by Olson Engineering, September 26, 2017

Conceptual Site Plan
 Camas, Washington

Figure
 2

SCOPE OF THE REPORT

This analysis identifies the transportation-related impacts associated with Phase 3 of the proposed Green Mountain Master Plan development and was prepared in accordance with the recommendations outlined in the Master Plan TIA. It documents the following:

- The number of site-generated trips (daily, weekday a.m. peak hour, weekday p.m. peak hour) estimated with Phase 3.
- The number of site-generated trips (daily, weekday a.m. peak hour, weekday p.m. peak hour) previously debited by approved site development applications on the master plan site.
- An accounting of the number of site-generated trips (daily, weekday a.m. peak hour, weekday p.m. peak hour) remaining assuming approval of the Phase 3 subdivision application.
- Evaluation of outstanding mitigation needs (as appropriate consistent with the Master Plan recommendations) involving:
 - Need for an eastbound right-turn lane at NE 199th Avenue/NE 58th Street (SR 500);
 - NE Ingle Road/NE Goodwin Road intersection operations; and
 - Assessment of proportionate share contribution at NE 192nd Avenue/NE 13th Street intersection.
- On-site access and circulation.
- Conclusions and recommendations.

ANALYSIS METHODOLOGY

As with the Master Plan TIA, all level of service analyses described in this report were performed in accordance with the procedures stated in the *2010 Highway Capacity Manual* (Reference 1).

To ensure that this analysis was based on a reasonable worst-case scenario, the peak 15 minute flow rate during the peak hour analysis periods was used in the evaluation of all intersection levels of service. For this reason, the analysis reflects conditions that are only likely to occur for 15 minutes out of each average peak hour. Traffic conditions during other weekday hours and throughout the weekend will likely be better than those described in this report.

CURRENT PROPOSED DEVELOPMENT PLAN

Phase 3 consists of 159 single-family detached homes and is expected to be completed by 2022. Phase 3 is primarily located in the northeast portion of the overall site, with access to the majority of the site anticipated on NE Ingle Road via a neighborhood circulator. A second access will be provided

to the south to serve four of the units. Phase 3 will not be connected to Phase 1 or 2 due to differences in elevations between the sites. In total, the proposed master plan anticipates two public street neighborhood circulator connections to NE Ingle Road serving the site in conjunction with two public street neighborhood circulator connections along NE 28th Street.

Trip Generation

Trip generation estimates for the proposed development were generated based on information provided in the standard reference manual *Trip Generation, 9th Edition* published by the Institute of Transportation Engineers (ITE – Reference 2). Table 1 summarizes the daily, weekday a.m., and weekday p.m. peak-hour trips for the Phase 3 assumed development. Peak hour trips in Table 1 have been rounded to the nearest five trips.

Table 1: Trip Generation Estimate – Phase 3

Land Use	ITE Code	Size	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	159 units	1,514	120	30	90	160	100	60

Table 2 summarizes the overall master plan trip generation and then deducts for the cumulative Phase 1¹, Phase 2¹ and Phase 3 trips to summarize the number of net new trips that will remain vested.

¹ While previous traffic analysis assumed 215 units in Phase 1, Phase 1 as platted consists of 201 units. While previous traffic analysis assumed 230 units in Phase 2, Phase 2 is now platted for 228 units. The updated trip totals are shown in Table 2.

Table 2: Master Plan Trip Generation and Build-out Debiting (Includes Phase 1, 2 and 3)

Land Use	ITE Code	Size	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Apartment	220	536 units	3,570	275	55	220	330	215	115
Single-Family Detached Housing	210	764 units	7,270	575	145	430	765	480	285
Total Residential (1,300 units)			10,840	850	200	650	1,095	695	400
Internalization (6% Daily,54% PM)			630	0	0	0	60	30	30
Shopping Center	820	90,000 square feet	6,340	145	90	55	560	270	290
Internalization (10% Daily, 11% PM)			630	0	0	0	60	30	30
Pass-By Trips (34%)			1,940	50	25	25	170	85	85
Total Vested Trips			17,180	995	290	705	1,655	965	690
Less Internalization			1,260	0	0	0	120	60	60
Less Pass-by trips			1,940	50	25	25	170	85	85
Vested Net New Trips for Full Build-out			13,980	945	265	680	1,365	820	545
Deduct for Net New Trips for Phase 1			1,914	150	40	110	200	125	75
Deduct for Net New Trips for Phase 2			2,170	170	40	130	230	145	85
Deduct for Net New Trips for Phase 3			1,514	120	30	90	160	100	60
Remaining Trips			8,382	505	155	350	775	450	325

As seen in Table 2, after accounting for Phase 1 through 3 development, a total of 8,382 daily; 505 weekday a.m. peak hour; and 775 weekday p.m. peak hour trips remain in the master plan approval.

Trip Distribution and Assignment

The distribution of site-generated trips onto the study area roadway system was estimated utilizing the trip distribution provided in the Master Plan TIA. *Appendix C* illustrates the trip assignment.

EVALUATION OF OUTSTANDING MITIGATION NEEDS

The Master Plan TIA included recommended mitigations for intersections not meeting standards under background and/or total traffic conditions. As part of each phase's transportation compliance letter, the TIA recommended evaluation of the following:

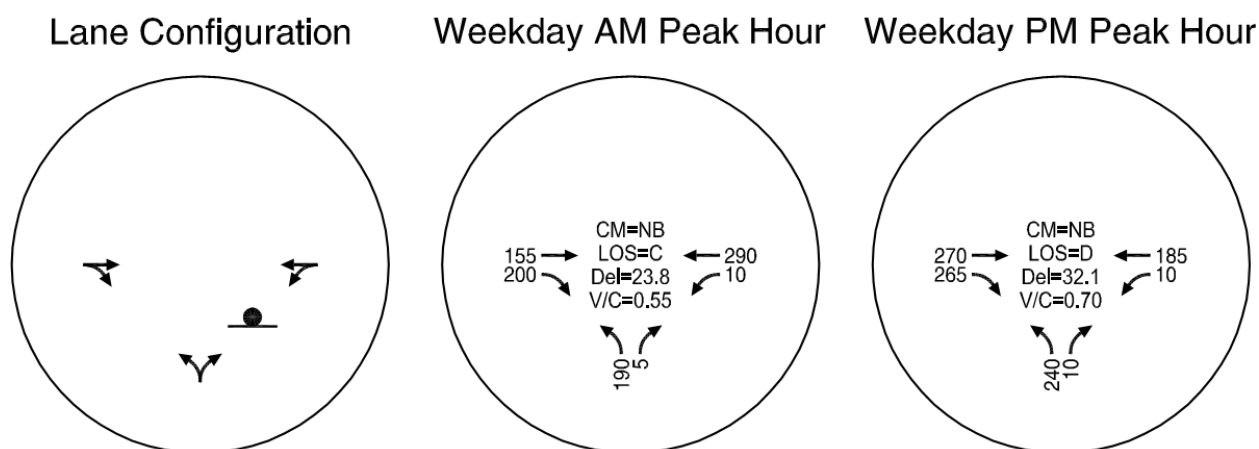
- Need for an eastbound right-turn lane at NE 199th Avenue/NE 58th Street (SR 500)
- NE Ingle Road/NE Goodwin Road operations (including traffic signal warrant analysis)
- Assessment of proportionate share contribution at NE 192nd Avenue/NE 13th Street

Given ongoing construction activity in the area, traffic counts previously collected in October 2016 for the Phase 2 TCL were used with a year of growth added² to inform an updated operations analysis. The count sheets are provided in *Appendix D*. The results are discussed below.

NE 199th Avenue/NE 58th Street (SR 500)

The Master Plan TIA recommended that future subdivision applications provide an updated assessment as to the potential need for providing a right-turn taper or lane at NE 199th Avenue/NE 58th Street (SR 500), considering both the need for a right-turn taper or lane and delay with the northbound left-turn. Year 2022 total traffic conditions were analyzed using the same approach from the Master Plan TIA, accounting for in-process developments (details are provided in *Appendix E*, and Green Mountain Phases 1, 2 and 3. The lane configuration and projected operations under 2022 total traffic conditions are shown in Exhibit 1. *Appendix F* contains the 2022 total traffic conditions traffic operations worksheets.

Exhibit 1: NE 199th Avenue/NE 58th Street (SR 500) Total Traffic Lane Configuration and Operations



As seen in the exhibit, the minor street northbound approach at the intersection of NE 199th Avenue/NE 58th Street (SR 500) is projected to operate at a volume-to-capacity (v/c) ratio of 0.55 and LOS C during the a.m. peak hour and v/c ratio of 0.70 and LOS D during the p.m. peak hour with Phase 3 site buildout. It therefore does not comply with WSDOT's LOS requirement (LOS C) for non-HSS facilities in rural areas, based on the weekday PM peak hour operations. This finding represents a LOS degradation relative to forecast Phase 2 site buildout conditions.

Roadways under Washington State jurisdiction are subject to the turn lane guidelines contained in the *WSDOT Design Manual* (Reference 3). Traffic volumes at the intersection of NE 199th Avenue/NE 58th Street (SR 500) meet WSDOT's guidelines for an eastbound right-turn lane on NE 58th Street

² Based on direction provided in the original traffic study, a 1% growth was applied to City of Camas roadways.

under existing conditions and future scenarios during both the weekday a.m. and p.m. peak hour (consistent with findings from the Master Plan TIA). The table below assesses volumes at the intersection for various horizon year scenarios and the impact of the proposed development.

Table 3: NE 199th Avenue/NE 58th Street (SR 500) Eastbound Right-Turn Lane Assessment

Scenario	Eastbound Right-Turn (EBRT) Volume	Meets Guideline?	Development-Added EBRT Trips	Impact of Development
2017 Existing Traffic – AM Peak	156	Yes	-	-
2017 Existing Traffic – PM Peak	161	Yes	-	-
2022 Background Traffic – AM Peak	196	Yes	17 (Phase 1,2)	9%
2022 Background Traffic – PM Peak	245	Yes	54 (Phase 1,2)	22%
2022 Total Traffic – AM Peak	202	Yes	6 (Phase 3)	3%
2022 Total Traffic – PM Peak	265	Yes	20 (Phase 3)	8%

Based on additional discussions with WSDOT and Clark County staff during the summer of 2017, WSDOT has identified a single-lane roundabout as the preferred mitigation at the intersection in lieu of installation of a westbound right-turn lane. Recognizing the cost of designing and constructing a roundabout exceeds the impacts associated with the Green Mountain Master Plan and represents an “ultimate” long-term improvement need, WSDOT and Clark County will coordinate to administer a proportionate share impact mitigation methodology.

Payment of proportionate share mitigation towards the future roundabout will allow Green Mountain Master Plan development (as well as other subsequent development) a basis to satisfy transportation concurrency while providing a funding mechanism to allow the public agencies to advance intersection improvements. The proportionate cost share of intersection improvements attributable to Green Mountain Phase 3 will be developed and documented in a separate letter, subject to WSDOT and County approvals. Table 4 summarizes Phase 3 site-generated trips projected to travel through the intersection (future roundabout).

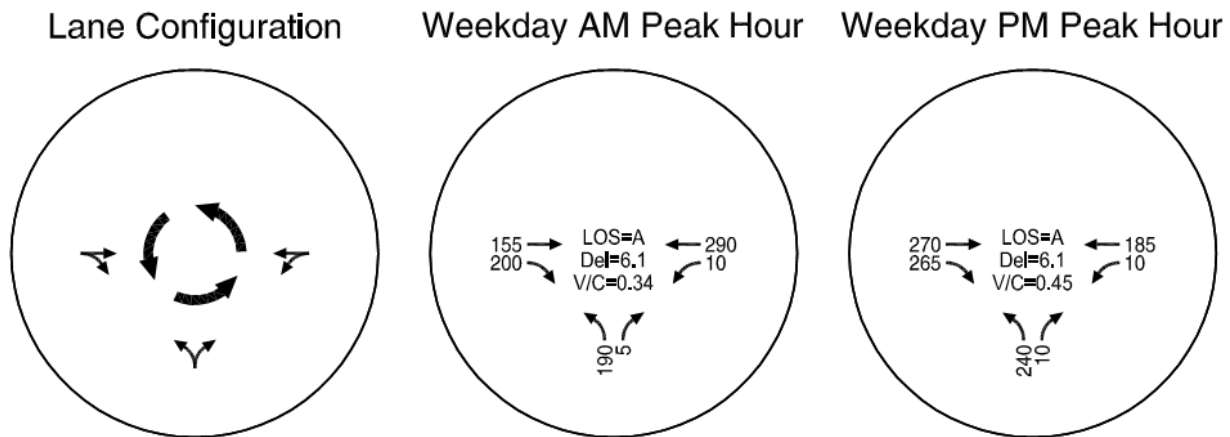
Table 4: NE 199th Avenue/NE 58th Street (SR 500) Site Impact

Scenario	Site-Generated Trip Impact
Phase 3 – Weekday AM Peak Hour	24
Phase 3 – Weekday PM Peak Hour	32

Mitigated Intersection Operations Analysis

As seen in Exhibit 4, the intersection is projected to meet WSDOT LOS standards with conversion to a single-lane roundabout.

Exhibit 4: NE 199th Avenue/NE 58th Street (SR 500) Total Traffic Lane Configuration and Operations – with Single-Lane Roundabout



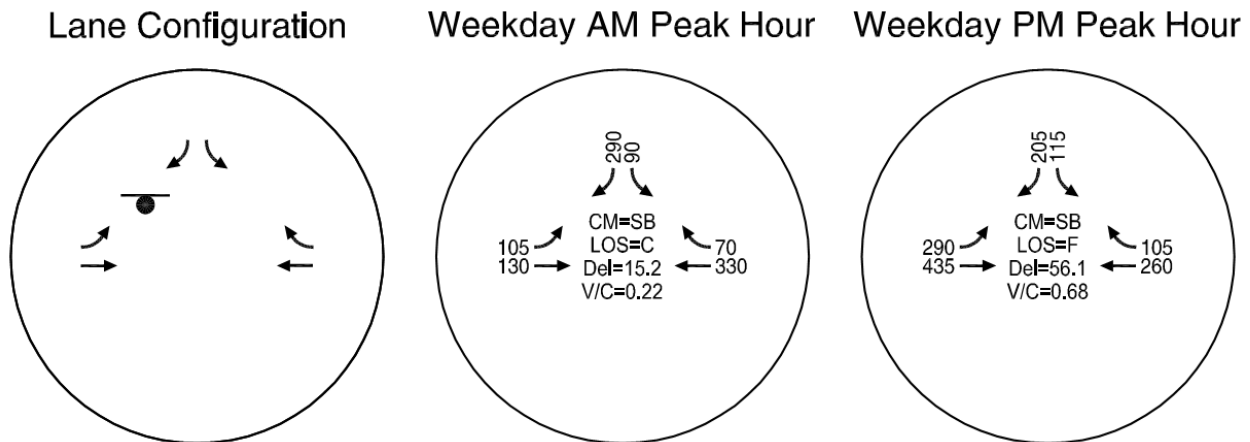
NE Ingle Road/NE Goodwin Road

In the Master Plan TIA, the intersection of NE Ingle Road/NE Goodwin Road was projected to not meet City of Camas intersection operating standards in the 2029 background conditions during the weekday p.m. peak hour and the 2029 total traffic conditions during both the weekday a.m. and p.m. peak hours. Therefore, the following series of mitigations were recommended in conjunction with the proposed development:

- Construct an eastbound left-turn lane on NE Goodwin Road at NE Ingle Road with the first Phase 1 trip (*currently under construction*).
- Construct a westbound right-turn lane on NE Goodwin Road at NE Ingle Road with the 203rd Phase 1 trip (prior to occupancy of 203rd single family home on site). The right-turn lane should provide at least 100 feet of storage (*was assumed to be constructed with Phase 2 development but may be reprioritized as discussed later in this report*).
- Construct a three-lane roadway section (with center two-way left-turn lane) on NE Goodwin Road along the site frontage in conjunction with standard frontage improvements as adjacent development occurs (*will be constructed with Phase 2 development*).
- Upon completion of Phase 1 site development (including construction of the eastbound left-turn lane on NE Goodwin Road at NE Ingle Road with Phase 1), the developer shall monitor the need for installation of a traffic signal with each future subdivision application at the intersection and construct a traffic signal when the intersection no longer satisfies City of Camas performance standard (LOS "D" and v/c of 0.90 or better) *and* the intersection volumes meet traffic signal warrants (subject to direction from the City of Camas) (*discussion provided below*).

Stop-controlled intersection operations are provided in Exhibit 5 assuming Phase 1 through 3 site development as well as approved background traffic. *Appendix F* contains the 2022 total traffic conditions traffic operations worksheets.

Exhibit 5: NE Ingle Road/NE Goodwin Road 2022 Total Traffic Lane Configuration and Operations



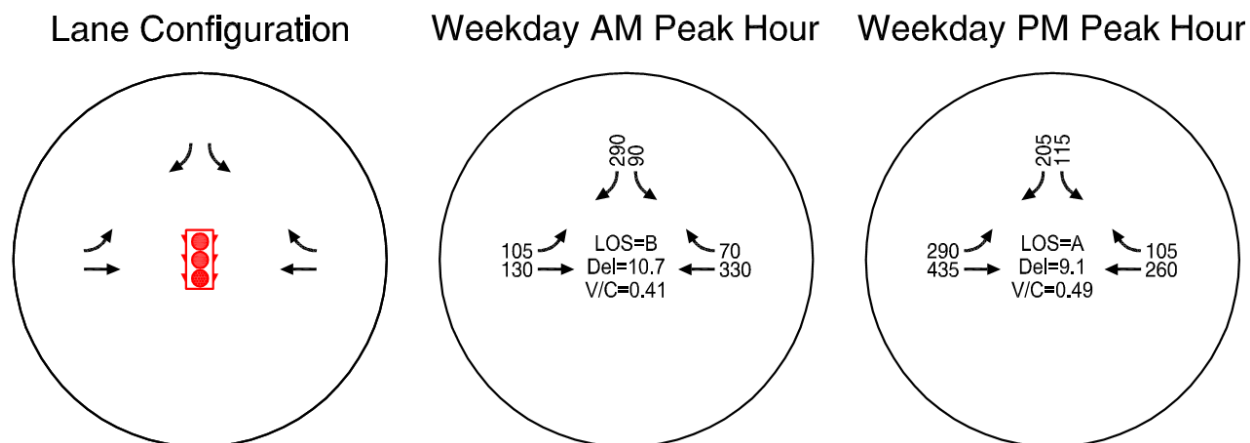
As seen in Exhibit 5, with buildout of Phase 3, the southbound left-turn at NE Ingle/NE Goodwin Road is projected to operate at a LOS C during the weekday a.m. peak hour with a v/c ratio of 0.22. During the weekday p.m. peak hour, the southbound left-turn operates at a LOS F but under capacity with a v/c ratio of 0.68. Therefore, the intersection no longer satisfies the City of Camas performance standard (LOS "D" and v/c of 0.90 or better) based on the weekday PM peak hour operations. This assessment assumes the two-way left-turn lane on NE Goodwin Road and westbound right-turn lane, both provided with Phase 2 (a second scenario without the westbound right-turn lane is also provided below). *Appendix F* contains the supporting traffic operations worksheets.

Based on the signal warrants provided in the Manual on Uniform Traffic Control Devices (MUTCD, Reference 4), the intersection is anticipated to meet the eight-hour (warrant #1) and four-hour (warrant #2). The warrant sheets are provided in *Appendix G*.

Mitigated Intersection Operations Analysis

With signalization, the intersection meets City performance standards, as shown in Exhibit 6.

Exhibit 6: NE Ingle Road/NE Goodwin Road 2022 Total Traffic Lane Configuration and Operations – with Signalization



Note: Synchro9 is unable to report v/c ratios for signalized intersections with the HCM 2010 methodology. Therefore, the v/c ratios shown are based on the HCM 2000 methodology as implemented by Synchro9.

Given the operational analysis and signal warrant assessment, signalization of the intersection of NE Ingle Road/NE Goodwin Road is recommended in conjunction with Phase 3.

Potential Westbound Right-Turn Lane Reprioritization

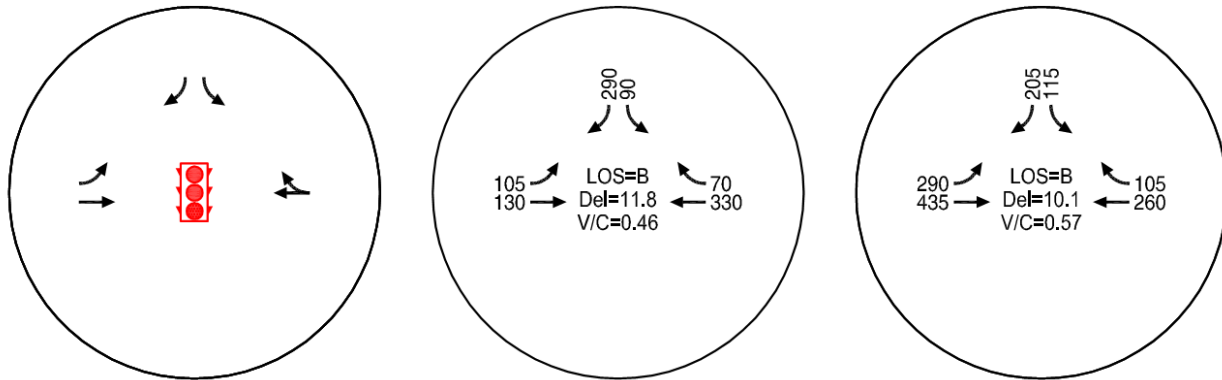
Based on the evolution of phased site development, the NE Ingle Road/NE Goodwin Road may be signalized prior to construction of the westbound right-turn lane on NE Goodwin Road at NE Ingle Road. From a capacity analysis perspective, the signalized intersection less the westbound right-turn lane would readily support site development through Phase 3 and beyond. Exhibit 7 illustrates peak hour intersection performance assuming signalization without provision of the westbound right-turn lane. Should signalization move ahead prior to construction of the westbound right-turn lane on NE Goodwin Road at NE Ingle Road, we recommend the traffic signal poles and equipment be located in a manner that accommodates the future westbound right-turn lane to the extent possible in order to minimize “throw away” construction costs. We currently anticipate that the right-turn lane will be constructed prior to or in-conjunction with completion of the phase that fronts Goodwin Road in the turn-lane area.

Exhibit 7: NE Ingle Road/NE Goodwin Road 2022 Total Traffic Lane Configuration and Operations – with Signalization Prior to Westbound Right-turn Lane Completion

Lane Configuration

Weekday AM Peak Hour

Weekday PM Peak Hour



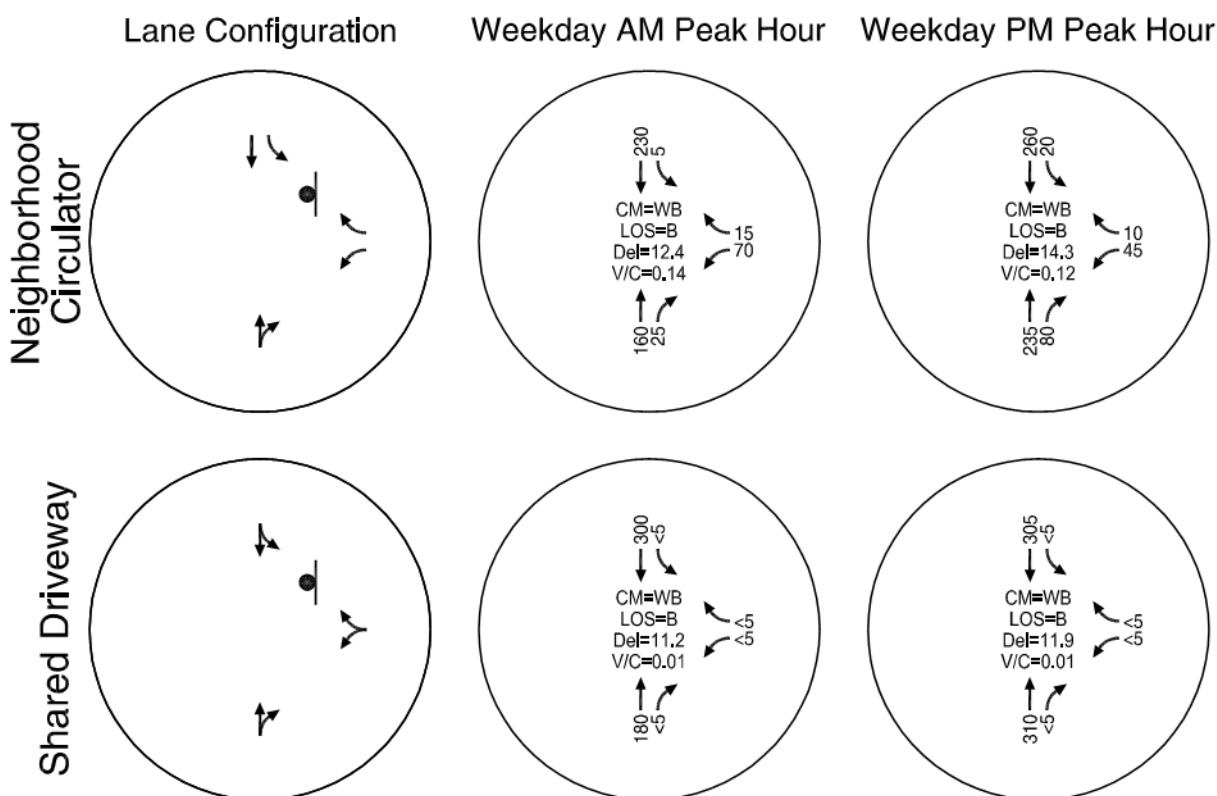
NE 192nd Avenue/NE 13th Street

The Master Plan TIA identified a proposed proportionate cost sharing methodology to fund future construction of a northbound right-turn lane and a westbound right-turn lane on NE 13th Avenue at NE 192nd Avenue, provided in *Appendix H*. Under this methodology, each weekday p.m. peak hour trip would be assessed a fee of \$319. Based on the Phase 3 trip assignment (refer to *Appendix C*), Phase 3 adds 72 trips to the intersection of NE 192nd Avenue/NE 13th Street and therefore should be responsible for contributing \$22,968 towards future improvements at the intersection.

ON-SITE CIRCULATION AND OPERATIONS

As seen in Figure 2, Phase 3 is located in the northwest portion of the overall site, with public street access anticipated on NE Ingle Road via a neighborhood circulator and a separate shared driveway serving four of the lots. Phase 3 will not be connected to Phase 1 or 2 due to differences in elevations between the sites. Therefore, all trips were assumed to utilize the neighborhood circulator access on NE Ingle Road developed with Phase 3, with the exception of the four lots access via a shared driveway. The proposed lane configuration for the new intersections and weekday a.m. and p.m. peak hour operations are shown in Exhibit 8. As shown in the exhibit, construction of a southbound left-turn lane at the neighborhood circulator access is proposed with development. *Appendix I* contains the traffic operations worksheets for the Phase 3 access operations.

Exhibit 8: Phase 3 Ingle Road Accesses – 2022 Total Traffic Lane Configuration and Operations



As seen in the exhibit, both accesses are projected to operate acceptably during both the weekday a.m. and p.m. peak hours. Anticipated queueing is provided in Table 5.

Table 5: Phase 3 Site Access Queueing – 2022 Total Traffic Conditions

Intersection	Movement	95 th Percentile Queue	
		Weekday AM Peak Hour	Weekday PM Peak Hour
Ingle Road/Neighborhood Circulator (Northern Access)	Westbound left-turn	25	25
	Westbound right-turn	25	25
	Northbound right-turn/through	<25	<25
	Southbound left-turn	<25	25
Ingle Road/Shared Driveway (Southern Access)	Westbound left-/right-turn	<25	<25
	Northbound right-turn/through	<25	<25
	Southbound though/left-turn	<25	<25

As seen in Table 5, 95th percentile queues are anticipated to be one vehicle or less during at both accesses during both the weekday a.m. and p.m. peak hours.

Given this analysis, acceptable operations can be maintained with the proposed site access arrangement. Delays during the peak periods are anticipated to be less than fifteen seconds for the critical movement at the neighborhood circulator access, which is the westbound left-turn. The access location shown on the site plan in Figure 3 is preferred in order to provide the required sight

distance. We recommend that on-site landscaping, signage and any above-ground utilities be provided appropriately to ensure that adequate sight distance is provided and maintained.

Neighborhood Circulator Considerations

The proposed neighborhood circulator serving 155 single family homes within Phase 3 will provide sufficient intersection capacity at Ingle Road and comply with Camas transportation concurrency requirements. Additional transportation considerations evaluated while locating and designing the neighborhood circulator are described below.

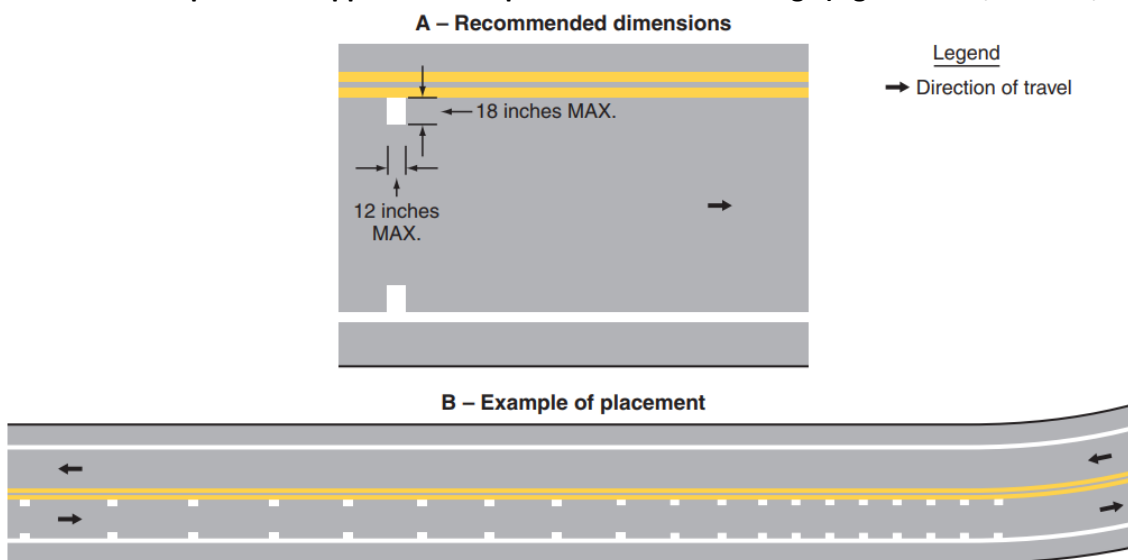
Turn Lanes

Construction of a southbound left-turn lane is proposed on Ingle Road approaching the neighborhood circulator in accordance with City of Camas design requirements. The new turn lane will reduce the potential delay incurred by southbound through traffic on Ingle Road related to southbound traffic turning left into the site (relative to the existing two-lane Ingle Road).

Sight Distance

The location of the proposed neighborhood circulator was selected to maximize available intersection sight distance at the Ingle Road connection point considering the horizontal curve along the south portion of the Ingle Road frontage as well as vertical curves along the roadway. The project civil engineering site plans prepared by Olson Engineering and included in *Appendix J* document the available intersection sight distance at the proposed access location on Ingle Road. Speed reduction markings could be installed along NW Ingle Road approaching the new roadway per MUTCD guidance in conjunction with site development, subject to City approval. Exhibit 9 provides the recommended marking dimensions and placement as provided in the MUTCD (Reference 4).

Exhibit 9: Example of the Application of Speed Reduction Markings (Figure 3B-28, MUTCD, Reference 4)



In addition, we understand the City of Camas will be posting a reduced speed limit along Ingle Road through the area of the proposed site frontage improvements, which is expected to reduce the sight distance requirements relative to the distances shown in the site plans included in *Appendix J*.

Daily Trip Considerations

From a daily trip perspective, the neighborhood circulator can be expected to carry on the order of 1,476 vehicle trips on a typical weekday day (based on the Phase 3 site trip estimate in Table 1 and accounting for 4 of the homes using a separate shared driveway) on-site. This level of traffic can be readily accommodated by a two-lane roadway. Traffic volumes along the new roadway will be highest closest to Ingle Road and will dissipate as home and local street connections within the Phase 3 development interface with the roadway east of Ingle Road.

The Applicant may consider coordinating with the City of Camas to incorporate traffic calming devices and/or design a roadway streetscape into the site design and construction in order to promote appropriate travel speeds along the neighborhood circulator, particularly where direct driveway access to the neighborhood circulator is proposed in proximity to Ingle Road.

FINDINGS AND RECOMMENDATIONS

Based on the results of the transportation compliance letter, Phase 3 of the Green Mountain Master Plan can be developed while maintaining acceptable levels of service and safety at the study intersections assuming provision of identified off-site mitigation measures. The primary findings and recommendations of this study are summarized below.

Trip Generation

- Phase 3 includes 159 single family homes and is estimated to generate 1,514 daily trips, 120 net new a.m. peak hour trips, and 160 net new p.m. peak hour trips.
- After accounting for Phases 1-3 site development; a total of 8,382 daily; 505 weekday a.m. peak hour; and 775 weekday p.m. peak hour trips remain vested in the master plan approval.

NE 199th Avenue/NE 58th Street (SR 500) Intersection

- The intersection does not meet WSDOT's level-of-service standard during the weekday p.m. peak hour with buildout of the Phase 3 site, with the northbound approach projected to operate at a LOS D.
- WSDOT has identified a single-lane roundabout as the preferred long-term improvement at the intersection.

- A proportionate share impact methodology will be developed in cooperation with Clark County and WSDOT to support future design and construction of a roundabout.
- Green Mountain Phase 3 and other subsequent developments adding trips to the intersection will be assessed a proportionate share mitigation payment based on the number of peak hour trips they add to the intersection.
- Phase 3 is projected to add 24 trips to the intersection during the weekday AM peak hour and 32 trips during the weekday PM peak hour.

NE Ingle Road/NE Goodwin Road Intersection

- The southbound left-turn at NE Ingle/NE Goodwin Road is projected to operate at a LOS F and warrant signalization with buildout of Phase 3.
 - From a capacity analysis perspective, the signalized intersection less the westbound right-turn lane would readily support site development through Phase 3 and beyond.

NE 192nd Avenue/NE 13th Street Intersection

- Phase 3 is projected to add 72 weekday p.m. peak hour trips to the intersection of NE 192nd Avenue/NE 13th Street. This trip impact triggers a proportionate cost share of \$22,968 (\$391 per trip) based on the mitigation methodology presented in the Master Plan TIA.

Recommendations

- The following should be provided in conjunction with Phase 3 site development:
 - Contribution of a proportionate share payment towards design and construction of a single-lane roundabout at the intersection of NE 199th Avenue/NE 58th Street (payment amount to be determined in coordination with WSDOT and Clark County).
 - Signalization of the NE Ingle Road/NE Goodwin Road intersection.
 - Contribution of \$22,968 towards future improvements at NE 192nd Avenue/NE 13th Street.
 - Signing and striping on NE Ingle Road at the new neighborhood circulator to accommodate the intersection and the proposed southbound left-turn lane in accordance with City of Camas design requirements.
 - On-site and off-site landscaping and any above ground utilities at the new neighborhood circulator connection to NE Ingle Road, shared driveway on NE Ingle

Road, and internal roadways should be provided appropriately to ensure that adequate sight-distance is maintained.

We trust this letter adequately addresses the traffic impacts associated with the proposed Green Mountain Master Plan Phase 3 site development. Please contact us if you have any questions or comments regarding the contents of this report or the analysis performed.

REFERENCES

1. Transportation Research Board 2010. Highway Capacity Manual. 2010.
2. Institute of Transportation Engineers. *Trip Generation Manual*, 9th Edition. 2012.
3. Washington State Department of Transportation. *Design Manual*. November 2015.
4. Federal Highway Administration. *Manual on Uniform Traffic Control Devices (MUTCD)*. 2009.

