



Washington State  
Department of Transportation

Southwest Region  
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February 8, 2018

Robert Maul, Planning Manager  
City of Camas  
616 NE Fourth Avenue  
Camas, WA 98607

Re: Green Mountain Phase 3 Preliminary Plat  
SEPA18-01  
SR 500, MP 10.27

Dear Mr. Maul:

The Washington State Department of Transportation (WSDOT) staff has reviewed the SEPA Mitigated Determination of Non-Significance for the Green Mountain Phase 3 Preliminary Plat. Approval will allow the applicant to subdivide approximately 115 acres into 155 single family lots. WSDOT would like to address our concerns and offer the following comments.

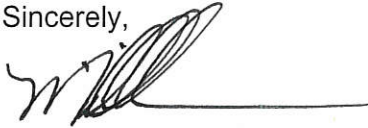
WSDOT has reviewed the Traffic Impact Analysis prepared by Kittelson & Associates for Phase 3 of the Green Mountain development. This study shows the Level of Service (LOS) at the SR 500/NE 199<sup>th</sup> Avenue intersection will drop below the acceptable level with the addition of traffic generated by Phase 3. Because of right of way constraints at this intersection it's not possible for the applicant to mitigate their impacts. In discussions with the applicant and Clark County staff, WSDOT has identified a single-lane roundabout as the preferred intersection control at this location.

Due to the above mentioned right of way constraints a roundabout cannot be constructed at this time. WSDOT will support the City of Camas in their request for the applicant to contribute a proportionate share payment towards the design and construction of a future roundabout. The methodology to determine the payment amount still needs to be developed but will be done so in cooperation with the City of Camas and Clark County. Future phases of this development or other developments that add vehicular trips to this intersection should also be required to contribute a proportionate share payment towards a future roundabout.

These comments are based on a preliminary review of your project. As this project progresses, there may be need for additional information by this department for further review. There may be other issues and requirements by this department that are not stated here. Other issues or requirements may include, but are not limited to, drainage, illumination, access, signing, and channelization. This review does not constitute final approval by WSDOT.

Thank you for the opportunity to comment on this project. If you have any questions or need additional information, please contact Jeff Barsness, Southwest Region Development Services Engineer, at 360-905-2059.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Williams', followed by a horizontal line.

Michael A. Williams  
Planning Manager

MW: jb