



August 25, 2017
Project No. 9059.07

David Jardin, PE
Clark County Public Works
1300 Franklin Street
Vancouver, WA 98660

Re: Road Modification Application Narrative – Leichner Master Plan Development
(PAC2016-00024)

Dear County Staff:

The following road modification request addresses issues of non-conformity to the Clark County Code (CCC) proposed in the Leichner Master Plan Development Application. These issues of non-conformity were brought to the attention of the Applicant in the April 7, 2016 Pre-Application Conference for the project. Please see the Pre-Application Conference Final Report and Site Plans appended to the Master Plan Application for reference.

Circulation

The applicant's plan indicates that there will be sidewalks along the NE 94th Avenue frontage. Further, the plan shows that there will be pedestrian connectivity provided from this development to areas north, east and west of the site. However, it is not clear if the pedestrian facilities exist, or will be a part of the development.

Pedestrian facilities along NE 94th Avenue frontage were recently completed as a part of the County's capital improvement project, which includes road widening of NE 94th Avenue from NE Padden Parkway to NE 99th Street. The project improved NE 94th Avenue to the current standard drawing for an Urban 2-lane Minor Arterial, Drawing 4. On-site pedestrian facilities shown on the site plan will connect to the County improvements along NE 94th Avenue to provide pedestrian circulation through the site to a future public trail/path.

As mentioned above, there is a proposed private internal road network. This road network does not meet the block length or block perimeter standards outlined in the County Code. A road modification will be necessary for deviations to the County Code with regard to transportation circulation requirements.

The Applicant requests approval of deviance from CCC 40.350.030(B)(2)(c). If block length and perimeter standards outlined in County Code were met, development potential of the proposed site would be severely diminished. Topography, shape of the site, buffer requirements for the portion of the project property that is adjacent to residential zones, and adjacency to a closed landfill, make standard block lengths in accordance with County Code impractical.

Road Classification

NE 94th Avenue is classified as an Urban 2-lane Minor Arterial (M-2cb). This road classification requires a minimum total right-of-way width of 72 feet and a total pavement width of 48 feet. The submitted plan shows dimensions of the existing NE 94th Avenue right-of-way totaling 78 feet. If the traffic study determines that a right and/or left turn lane is warranted at the NE 88th Street (Private) access location, it may require the dedication of additional right-of-way and construction of additional pavement width.

The traffic study completed as part of the Master Plan Development application, and included as an appendix to that application, indicates that dedicated west-bound turn lanes out of NE 88th may be required to address traffic increases from new development. The dedicated west-bound turn lanes would not require additional right-of-way on NE 94th. The Applicant understands that these improvements will be required at the time of development and reviewed through separate site plan review application(s).

Minimum Full Access Intersection Spacing

Because NE 94th Avenue is classified as an Urban Minor Arterial intersection spacing standards apply. The full access intersection spacing requirement on NE 94th Avenue is 500 feet. The proposed NE 88th Street (Private) roadway appears to have less than the required 500 foot spacing between NE 87th Street and NE 90th Street. Deviations to the intersection spacing standards will require a road modification.

The Applicant requests approval of deviance from CCC 40.350.030(B)(2)(c). The existing conditions of the intersection between NE 88th Street (Public) and NE 94th Avenue (Public) do not conform the standard roadway spacing. When designing the proposed driveway, roadway spacing could not be satisfied at any point along the frontage. The best design available is to match the intersection of NE 88th Street (Public) and NE 94th Avenue (Public) for access to the site. This design minimizes the number of intersections on NE 94th Avenue and allows for maximum developable land on the site. The east leg of the 88th Street intersection was constructed with the County's 94th Avenue project.

Access Management

Driveways: CCC 40.350.030 (B)(4)(d) states, " No driveways will be permitted to access onto urban or rural arterials unless no other access to the site exists or can be provided." If driveways are proposed onto the arterial, a Road Modification will be required.

The Applicant requests approval of deviance from of CCC 40.350.030 (B)(4)(d) to allow for the existing driveway at the northern property line to remain. No other access is available to the site for Clark County Maintenance crews. The existing northern driveway access to the site must be maintained in addition to the proposed intersection at NE 88th. The proposed intersection will provide public access to the site and future development. Given that the County intends to sell the property to a private party, it is

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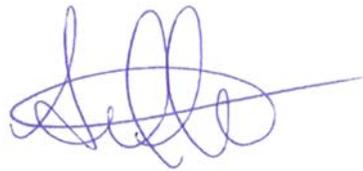
essential that the County maintain a private maintenance access north of the Leichner Campus.

Number of Driveways: If multiple driveways are proposed onto the arterial, a Road Modification will be required.

The Applicant requests approval of deviance from of CCC 40.350.030 (B)(4)(d). The existing driveway at the northern property line provides County-only maintenance access to the landfill adjacent to the proposed development. The intersection at NE 88th Street will provide public access to the site and future development. Given that the County intends to sell the property to a private party, it is essential that the County maintain a private maintenance access to the closed landfill.

Sincerely,

Maul Foster & Alongi, Inc.



8/25/17

Stacy Frost, PE

Seth Otto, AICP

Attachments:

cc: Mike Davis, Public Health

LIMITATIONS

The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated