Washington State
Department of Transportation
Lynn Peterson
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Gordy Euler, Community Planner
Clark County Community Planning
1300 Franklin Street PO Box 9810
Vancouver, WA 98666

Re CPZ2014-00006 Lagler/Acklerland
Rural Industrial Land Bank
SR 503, MP 3 50

Dear Mr Euler

The Washington State Department of Transportation (WSDOT) appreciates the opportunity to comment on this proposal It is our understanding that the applicant requests the de-designation of these parcels from agriculture and the establishment of a Rural Industrial Land Bank Because no development plans have been submitted, WSDOT has no project specific comments at this time However, WSDOT would like to make the following general comments

WSDOT reviews this application with great interest, as it straddles SR 503 It is important to us that the safety and mobility of this corridor must be maintained We reviewed the current Arterial Atlas and the Master Plan Land Use Concept, as presented at the April 15, 2015 open house (slide 25) We are aware that this plan is conceptual only, and is subject to change, based on various factors

SR 503 is a congested corridor and every access point increases the risk of collisions In order to maintain the safety and mobility on this corridor, it is important that access to SR 503 be managed The Master Plan proposes one signal between NE 119th Street and NE 149th Street This intersection has been moved north from the location shown on the Arterial Atlas This is the only signal that will be permitted between NE 119th Street and NE 149th Street All other intersections will be restricted to right-in right-out only This includes the intersections with NE 131st Street and NE 144th Street

The conceptual plan shows a road going east from the relocated intersection location on SR 503 which curves south to align with the proposed Urban Collector shown on the Arterial Atlas This road will replace the straight alignment of proposed NE 134th Street

The Arterial Atlas shows a proposed north-south road passing through the site east of SR 503 at approximately NE 124th Avenue It appears that the conceptual plan realigns this road through the site to maximize industrial development options This road terminates at the north boundary of the site WSDOT supports parallel circulation to ease congestion on state highways, and recommends that this road be extended north to NE 144th Street, as shown on the Arterial Atlas, to provide this circulation

West of SR 503, according to the conceptual plan, the road from the proposed signal goes west then curves to the north, connecting with NE 149th Street This will provide access to SR 503 at the proposed signal and the existing signal at NE 149th Street We assume that the arterial shown connecting to SR 503 at NE 144th Street is to be deleted

As noted above, direct access to SR 503 must be limited Parcels that abut the highway should obtain access from the internal streets, utilizing them to access SR 503 Any access to SR 503 will be right-in, right-out only WSDOT currently has a program to install a median barrier along this portion of SR 503

These comments are based on a review of the proposed Master Plan Land Use Concept, as presented at the April 15, 2015 open house, and are preliminary, only As this proposal proceeds through the county review process and when proposed developments are brought forward for review, 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 of any development of this property by WSDOT

Thank you for the opportunity to comment on this application If you have need of additional information, please contact Mr Ken Burgstahler, Southwest Region Planning Office, at (360) 905-2052

Sincerely,

Michael Williams
Southwest Region Planning Manager

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