

November 14, 2024

Daniel Stumpf, PE
Lancaster Mobley
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Re: Landing on the Cowlitz Master Plan Developer Agreement Traffic Analysis Clarification

A developer agreement was reached in 2024 for the Landing on the Cowlitz development. Included in this DA was the process for tracking vehicle trips as development occurred and the various off-site mitigation measures that would be required over time. The River's Edge at the Landing Subdivision project held a pre-app with the city on November 6, 2024, to discuss how the DA would be applied to the project. This project is adjacent to the Landing on the Cowlitz study area and was not explicitly included. However, the city has agreed that this area can be incorporated into the DA. Given the circumstances, the question was raised regarding how traffic for The River's Edge at the Landing Subdivision would be handled.

The River's Edge at the Landing Subdivision project was not included in the analysis that supported the Landing on the Cowlitz Master Plan, which could result in the eventual off-site mitigation needs changing. Based on the analysis provided for the Landing on the Cowlitz Master Plan, no off-site mitigation is expected to be needed in the short term. As such, it is not anticipated that the River's Edge at the Landing Subdivision project will require any specific off-site mitigation to accommodate its vehicle traffic.

Additionally, the DA includes periodic analysis updates as development occurs. This recurring analysis refresh would be an appropriate time to reevaluate the full build out of the Landing on the Cowlitz, with the addition of traffic associated with the River's Edge at the Landing Subdivision.

Given the conditions in the DA related to traffic, the River's Edge at the Landing Subdivision can proceed with only providing a trip accounting analysis. This presumes that the trips will count toward all identified thresholds described in the Landing on the Cowlitz Master Plan DA and that when the first periodic analysis update of traffic is triggered, that the full build out of the Landing on the Cowlitz will be re-evaluated to include the River's Edge at the Landing Subdivision.

If you have any questions, please contact me at (360) 352-1465

Sincerely,



Ryan Shea, PTP, Senior Transportation Planner