From: Jeffrey Delapena
To: "Heidi Pozzo"
Cc: Oliver Orjiako; Jose Alvarez; Rebecca Messinger
Subject: RE: Comp Plan Index: July 2018 work session Kittleson 179th design
Date: Tuesday, September 22, 2026 4:50:00 PM
Attachments: 071118WS_179th_DeveloperMaterials.pdf

Hello Heidi,

Thank you for providing this comment and attachment. Confirming these have all been received and will be added to the Comprehensive Plan Index of Record.

I am including Rebecca Messinger to share with the Council and include this in their own record.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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-----Original Message-----
From: Heidi Pozzo <hcpheidi@yahoo.com>
Sent: Tuesday, September 22, 2026 4:35 PM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Cc: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: Comp Plan Index: July 2018 work session Kittleson 179th design

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jeff,

I've just uploaded a ppt from the July 2018 work session that was focused on Kittleson's design of 179th when focused on the four original developments. For submission to the Comp Plan Index

Thank you,

Heidi

Work Session at 10:15 A.M.
Public Service Center 1300 Franklin Street, Vancouver WA
Hearing Room, 6th floor

DATE **7/11/2018**



NE 179TH STREET IMPROVEMENTS

PHASE 1 IMPROVEMENTS, SUPPORTING ULTIMATE SOLUTIONS

KITTELSON & ASSOCIATES

Interchange Vicinity

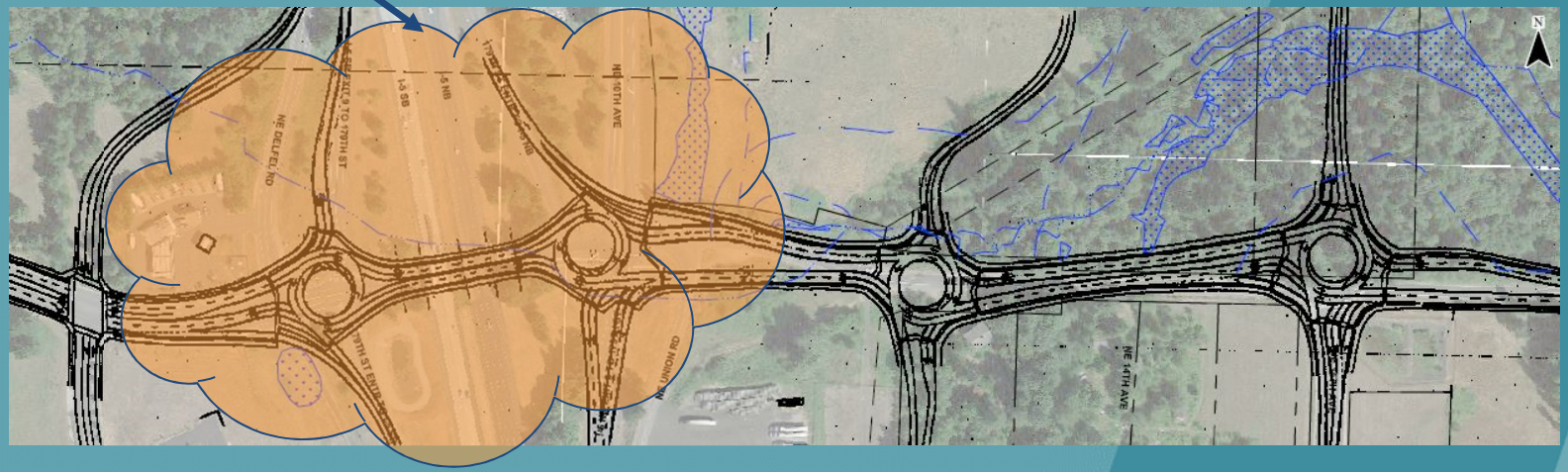


Development Summary and PM Peak Hour Trips

Project	Assumed Use	PM Peak Hour Trip Generation
Killian Pacific/Three Creeks Master Plan	60,000 Sq. Ft. Retail (DA Approved Phase 1)	425 total
	Three Creeks North Phase 1	402 total
	Phase 2 NE 179th Street Commercial Center (DA Approved Phase 2)	711 total
Mill Creek PUD	PUD Buildout (606 single family homes and 99 townhomes)	657 total
Hinton Property	129 single family homes	129 total
Wollam Property	220 single family homes	220 total

Potential Ultimate Corridor Improvements

Future WSDOT I-5/179th
Interchange Improvements



Proposed Phase 1 Corridor Improvements



Cost of Phase 1 Mitigations: NE 179th St: I-5 NB Ramp to NE 15th Ave*

- $20.6 million
  - Widens 179th Street east of I-5
  - Cul-de-sacs 10th Avenue & Union Road
  - Reconstructs I-5 northbound ramp signal
  - 10th Avenue connection to 12th Avenue
  - New ultimate 12th Avenue roundabout
  - Adds turn lanes on 179th at 15th Avenue
  - Excludes right-of-way costs



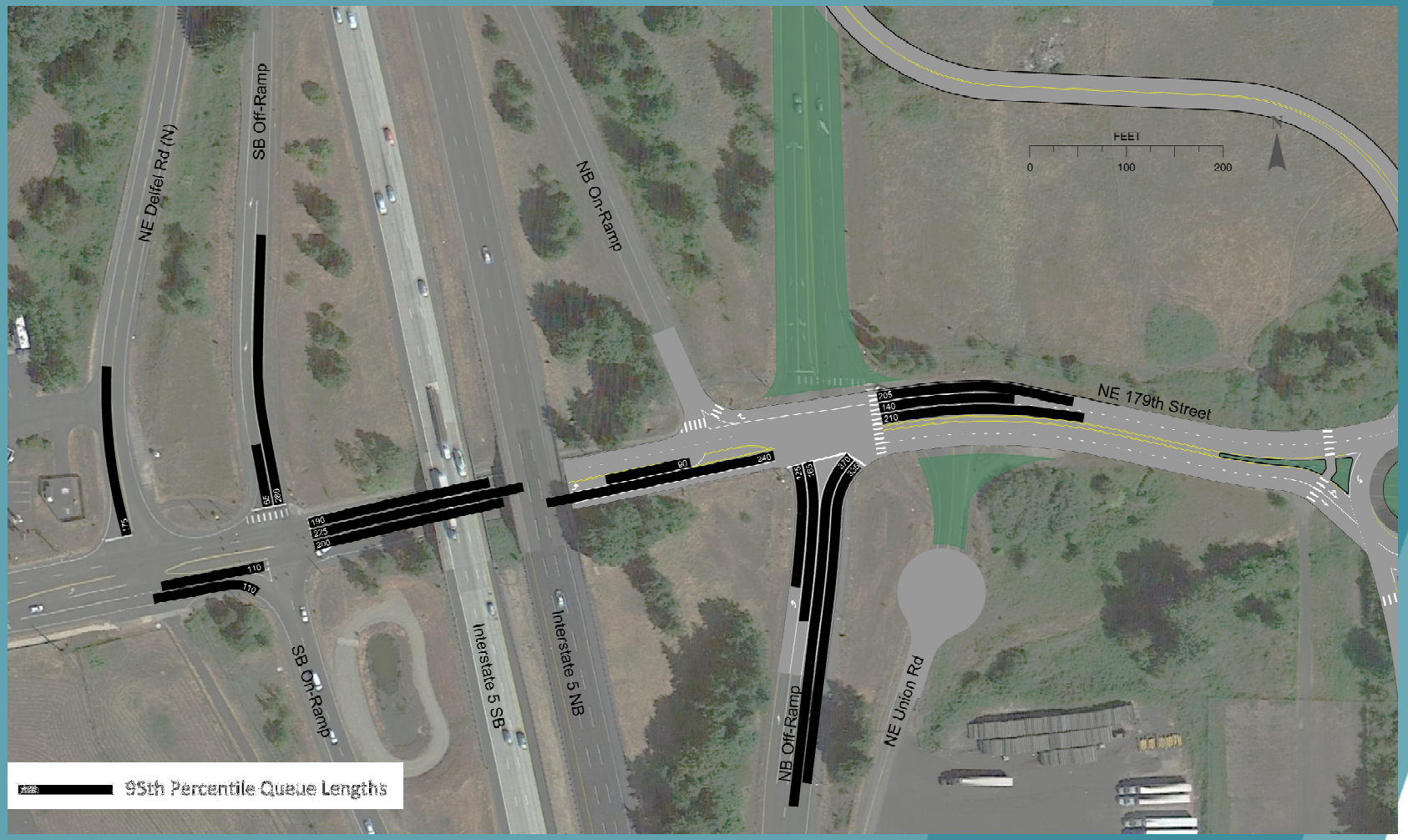
- Accommodates multiple developments
  - Three Creeks Phase 1 (60,000 sq. ft. retail previously vested)
  - Three Creeks North Master Plan Housing
  - Three Creeks Phase 2 (south retail previously vested)
  - Mill Creek PUD
  - Hinton Property
  - Wollam Property

**Excludes other off-site concurrency requirements*

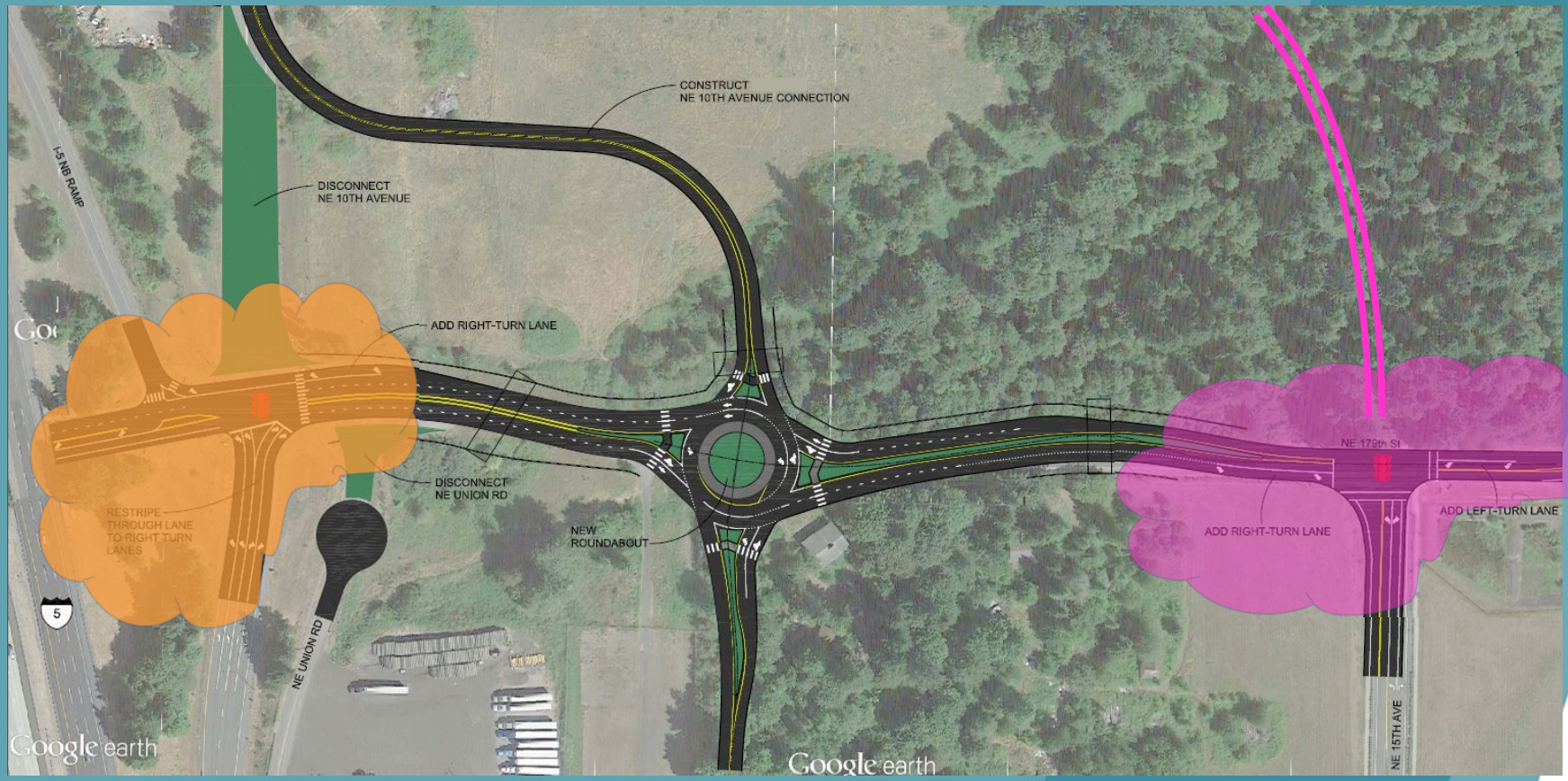
Phase 1 Improvements:
PM Peak Hour % of Capacity Utilized



Future Queues with Phase 1 Improvements
2020 PM Peak Hour Analysis



Phase 1 Roundabout Compatibility with Long-term Plans



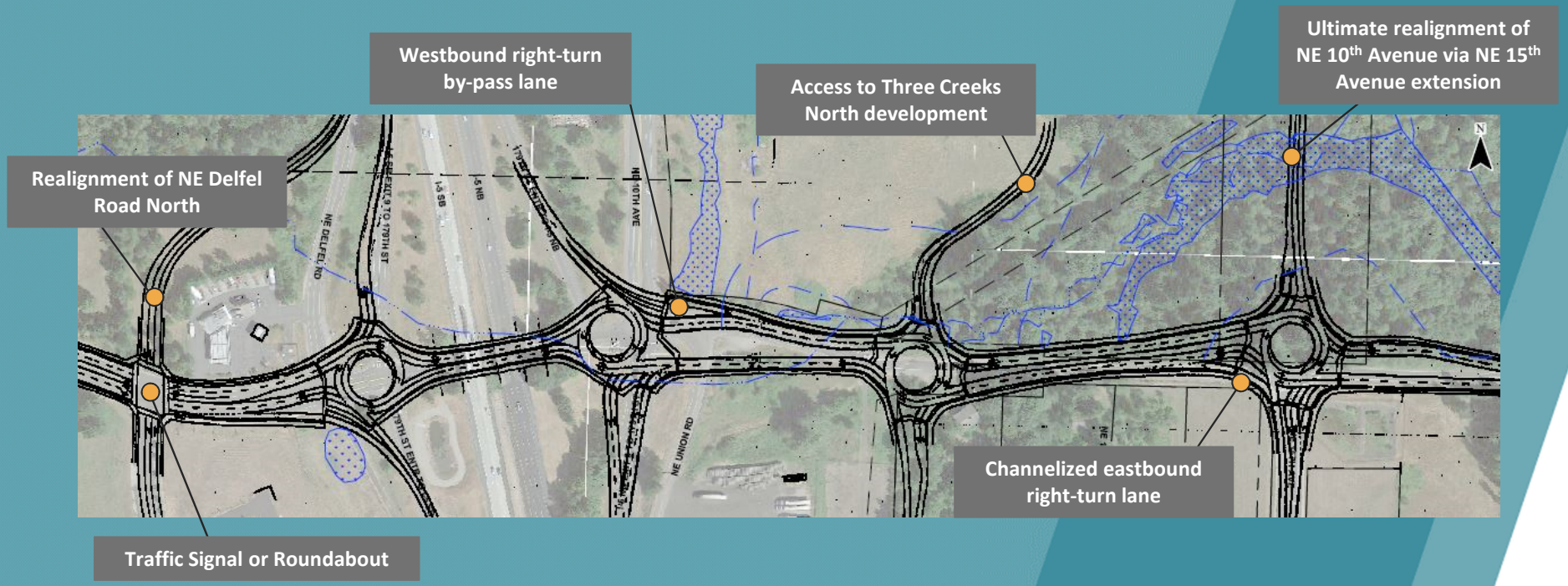
Area to be improved with WSDOT Interchange Project ←

Ultimate Improvements

→ Future 15th Avenue, Roundabout & 4-5 Lane 179th Street

Extra slides for Questions (if needed)

Conceptual Ultimate Improvement



Phase 1 Improvements:
AM Peak Hour %of Capacity Utilized



Recommended Mitigations

Project	Phase	Recommended Mitigation on NE 179th Street between NE Delfel Road (North) and NE 15th Avenue
Killian Pacific/Three Creeks Master Plan	60,000 Sq. Ft. Retail (DA Approved Phase 1)	No mitigation required, proceed as previously approved.
	Three Creeks North Phase 1	1) NE 15th Avenue/NE 179th Street intersection: construct an eastbound right-turn lane with a right-turn signal overlap While not required for concurrency, consider voluntary improvements to terminate Union Road connection to NE 179th Street
	Phase 2 NE 179th Street Commercial Center (DA Approved Phase 2)	1) Construction of a new multi-lane roundabout on NE 179th Street (with separate southbound right-turn lane) approximately midway between NE 15th Avenue and the I-5 Northbound off-ramp (NE 12th Avenue) 2) Elimination of the existing NE 10th Avenue connection to NE 179th Street aligned with the I-5 Northbound off-ramp (Refer to Figure 4) 3) Extension of NE 10th Avenue to the new NE 12th Avenue multilane roundabout (forming the north approach to the roundabout) a. This change allows for re-routing the existing NE 10th Avenue trips, creating capacity at the I-5 Northbound off-ramp/NE 179th Street intersection b. In the alternative, the NE 10th Avenue extension would be unnecessary if NE 15th Avenue is first extended from NE 179th Street to NE 10th Avenue. Should NE 15th Avenue be constructed first, the north approach of the new NE 12th Avenue roundabout would be operated as a local street connection to serve properties between the NE 15th Avenue extension and NE 179th Street. 4) Reconfiguration of the I-5 Northbound off-ramp/NE 179th Street intersection to provide: a. two northbound left-turn lanes and two northbound right-turn lanes; and b. two westbound through lanes and a separate westbound right-turn lane to the I-5 northbound on-ramp 5) Widening of NE 179th Street to provide two westbound and two eastbound through travel lanes between the I-5 Northbound off-ramp/NE 179th Street intersection and the new NE 12th Avenue roundabout 6) Termination of Union Road south of NE 179th Street through provision of alternative access for properties along Union Road south of NE 179th Street 7) Widening of NE 179th Street between the new NE 12th Avenue roundabout and NE 15th Avenue to provide: a. two eastbound through travel lanes through the NE 12th Avenue roundabout, with the second eastbound lane becoming a right-turn drop lane at NE 15th Avenue; and b. one westbound through lane at NE 15th Avenue that opens to two westbound through travel lanes approaching the NE 12th Avenue roundabout. 8) Modification of the NE 15th Avenue/NE 179th Street intersection: construct a westbound left-turn lane
Mill Creek PUD	PUD Buildout (606 single family homes and 99 townhomes)	
Hinton Property	129 single family homes	
Wollam Property	220 single family homes	