

**O'Donnell, Mary Beth**



**From:** Darrel VanCoevering <EnTranTek@comcast.net>  
**Sent:** Tuesday, April 14, 2015 10:07 AM  
**To:** Cnty 2016 Comp Plan  
**Cc:** 'Michelle Girts'  
**Subject:** 2016 Comprehensive Growth Management Plan update Transportation Comments

The area bordered by NE 50th Avenue on the west, NE 139th Street on the north, NE 72nd on the east, and NE 119th Street on the south has no approved Circulation Plan but is experiencing explosive growth. This area was brought within the Urban Growth Boundary in 2007.

Valley Estates adds 50 home sites.  
Jessie Hollow adds 46 home sites.  
Hilberg adds 36 home sites.  
Green Valley Estates adds 25 home sites with potential for future additions.  
NE 72<sup>nd</sup> Ave PUD adds 233 home sites.  
Century Bay adds unknown home sites.  
Pleasant Valley Acres adds unknown home sites.

In 2012 the Pleasant Highlands Neighborhood Association (PHNA) working with Clark County Planners developed and recommended a Circulation Plan for this area. The Circulation Plan is documented in the Clark County Community Planning staff report titled Transportation System: Pleasant Highlands dated May 24, 2012. The report recommends NE 60<sup>th</sup> Avenue as the north-south and NE 129<sup>th</sup> as the east-west streets for the Circulation Plan. This plan minimizes traffic disrupting intersections with NE 119<sup>th</sup> and NE 139<sup>th</sup> Streets and NE 50<sup>th</sup> and NE 72<sup>nd</sup> Avenues, all of which are currently below County standards for carrying development-generated traffic, and significant portions of which are not in any CIP plan horizon to meet County standards to accommodate development-generated traffic. The PHNA recommendations were never formally approved nor adopted by any governing body.

The 2016 Comprehensive Growth Management Plan update (GMP update) maintains the concepts of the PHNA Circulation Plan but modifies the PHNA Circulation Plan to acknowledge road construction associated with developments already completed without an adopted Circulation Plan. The GMP update has not been approved so this modified Circulation Plan has not been approved nor implemented.

The GMP update now includes the newly constructed NE 58<sup>th</sup> Avenue in the new Valley Estates subdivision that runs from NE 119<sup>th</sup> Street to NE 124<sup>th</sup> Street. The Valley Estates subdivision NE 58<sup>th</sup> Avenue does not conform to the PHNA Circulation Plan because it was constructed to Local rather than Neighborhood Circulator standards. County standards say Local streets in general do not directly connect to arterials or collectors. Allowing the connection of Local NE 58<sup>th</sup> Avenue to NE 119<sup>th</sup> Street was a result of not having an approved Circulation Plan; there are pending questions as to whether it will meet the proposed NE 119th Street upgrade elevation.

North of Valley Estates across NE 124<sup>th</sup> Street the new Jessie Hollow subdivision proposes offsetting NE 58<sup>th</sup> Avenue to the east (NE 58<sup>th</sup> Place) to NE 127<sup>th</sup> Street where the street would offset back west to NE 58<sup>th</sup> Avenue to NE 129<sup>th</sup> Street. As proposed, the Jessie Hollow subdivision does not conform to the PHNA Circulation Plan nor the GMP update because it proposes construction to Local rather than Neighborhood Circulator standards.

The proposed Hilberg subdivision, three parcels to the west of Valley Estates, proposes adding a newly constructed NE 56<sup>th</sup> Avenue between NE 119<sup>th</sup> Street and NE 124<sup>th</sup> Street with an additional intersection to 119<sup>th</sup> Street –which does not conform to the PHNA Circulation Plan nor the GMP update.

Green Valley Estates to the west of Hilberg and north of NE 124<sup>th</sup> Street is proposing NE 124<sup>th</sup> Street as the only outlet.

All of the above projects connect to NE 124<sup>th</sup> street which does not meet even the lower Local standard. There are conflicting surveys showing the location of the center line for NE 124<sup>th</sup> Street and Valley Estates subdivision may have spoiled the alignment of NE 124<sup>th</sup> Street for future upgrades. NE 124<sup>th</sup> Street offsets to NE 123<sup>rd</sup> Street to connect to NE 72<sup>nd</sup> Avenue where NE 72<sup>nd</sup> Avenue is 2 lanes without a left turn lane. It is safe to say none of these issues would have occurred if there were an approved Circulation Plan for this area.

It is clear that development is taking place in advance of any approved circulation or transportation plan for this neighborhood. It is also evident that this development is invalidating the PHNA Circulation Plan and the proposed 2016 GMP update transportation plan – neither can ever be implemented now because developers have not been aware of and conformed to any plan. Both residents and developers need certainty on future transportation for this area.

We request that a Circulation Plan with local input be adopted as a part of a finalized Transportation Plan for all areas proposed and currently within the GMP concurrent with adoption of the 2016 GMP Update. We request that no further development be approved until the necessary infrastructure is in place.

---

Darrel VanCoevering and Michelle Girts  
5406 NE 123<sup>rd</sup> Street  
98686  
360.546.2899