

Exhibit B

Packwood Corridor Plan Project Description

July 3, 2023

1. Overview

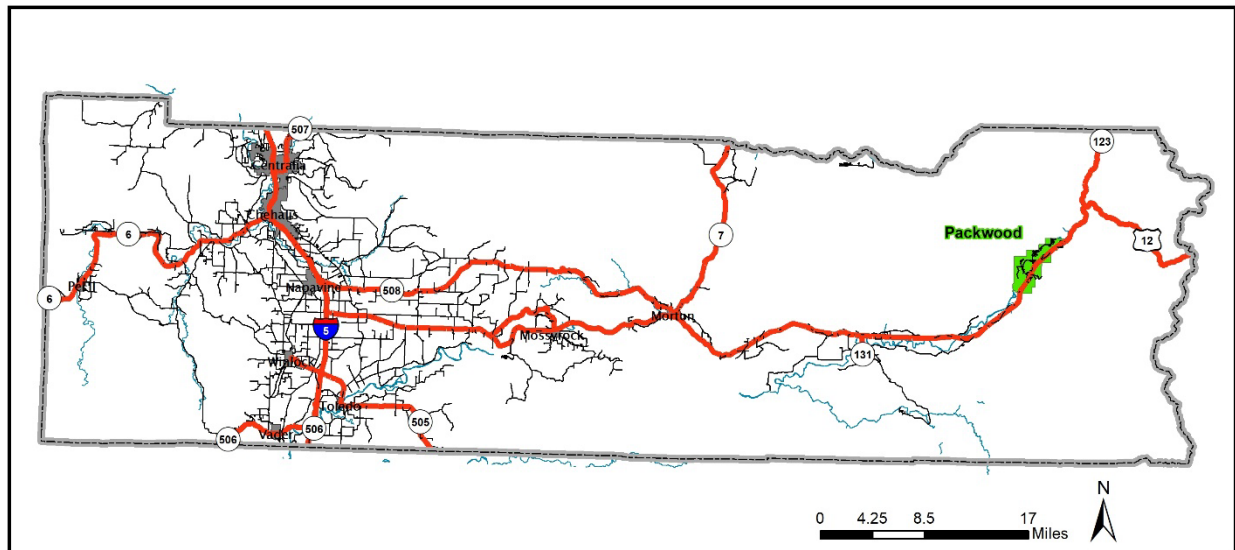
A. Purpose

The purpose of this project is to develop a corridor plan for Highway 12 in Packwood, Washington. Incorporating an approach anchored in practical solutions, this project will develop a long-term plan to determine the type of transportation network Highway 12 should support and how Highway 12 interacts with surrounding community and land uses. The intent of the plan is to address improvements related to traffic speeds, congestion, pedestrian access, bike routes, on street parking and access to businesses along Highway 12 and neighborhoods within walking distance of the highway. The plan will incorporate meaningful community engagement, analyze existing and future conditions, identify near, mid- and long-term needs and a wide range of solutions and strategies to address them.

Lewis County, in partnership with Washington State Department of Transportation (WSDOT) Southwest Region, decided to study this corridor to facilitate strategic decision-making for all road users because Packwood has become a significant national and international tourist destination and is experiencing significant growth and development, which is anticipated to continue for the next 10 to 20 years.

B. Packwood, Washington

Packwood is located in Lewis County, WA (Map 1).

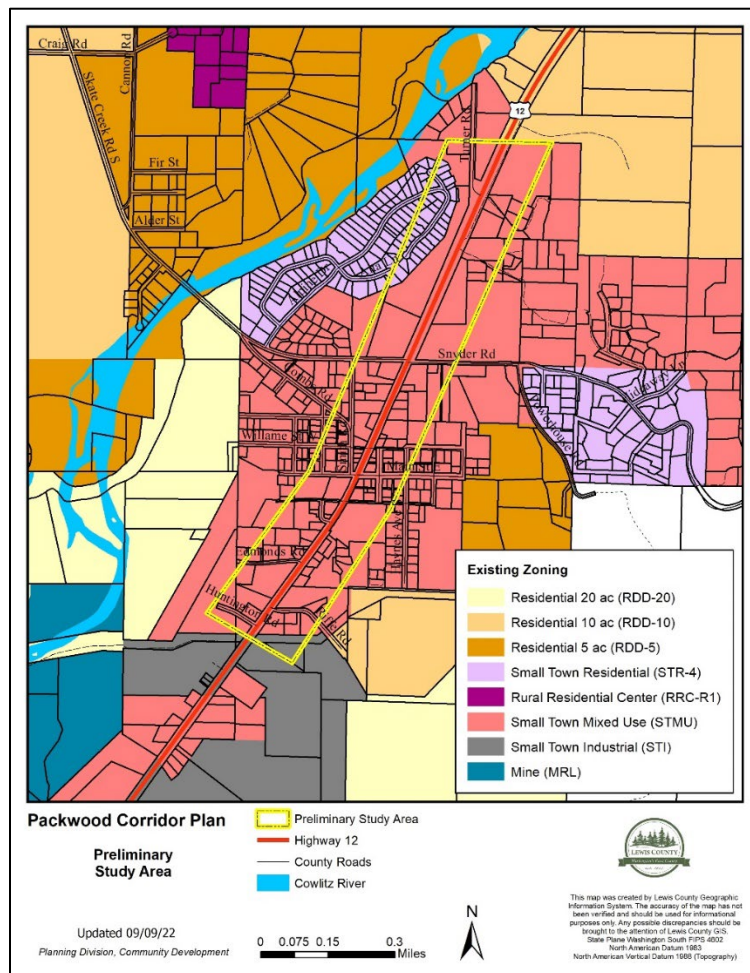


Map 1: Packwood Vicinity Map Lewis County, Washington

Packwood originally developed in the 1900's as a timber town, but it never incorporated as a city. Packwood is an isolated town center located more than 30 miles from the nearest incorporated city (Morton, WA). Packwood is also a "gateway community" located between Mt Rainier National Park, White Pass Ski Resort and the Goat Rocks Wilderness. The population of full time residents in 2020 was 1,073. Although the population has started to increase in the past 10 years, Packwood is still roughly 500 residents short of what is needed to incorporate. This means that Lewis County provides governance and services to Packwood including transportation.

2. Location and Map

The study area includes 1.25 miles of Highway 12 from approximately Huntington Road in the south to Turner Road in the north and includes land uses and local access streets within approximately one block of the highway. Map 2 shows the preliminary study area. The exact corridor study area will be determined early in the corridor planning process.



Map 2: Packwood Corridor Plan Preliminary Study Area

There are many undeveloped pieces of property in the study area and even more that have only one residence and could be subdivided. Table 1 shows the vacant parcels of land in each zoning designation applied to Packwood in total. The study area and surrounding neighborhoods are zoned Small Town Mixed Use (STMU) and highlighted in the table. STMU allows residential development, including single family residences, duplexes and accessory dwelling units, as well as commercial uses, including hotels, grocery stores, gas stations, restaurants, etc. Minimum density is currently based on site size and septic requirements (the area already has municipal water) and is typically one unit per 6,000 square feet. Therefore, there is significant capacity for development of vacant lands in and within walking distance of the study area.

Table 1: Vacant Lands in Packwood

Zone	Title	Allowed Density	Parcel Count	Total Acres	Vacant Parcels	Vacant Acres
RRC-R1	Rural Residential Center 1	1 unit / 1 acre	1,660	1,143	213	177
RRC-R2	Rural Residential Center 2	1 unit / 2 acre	31	158	9	53
STR-4	Small Town Residential 4	4 units / 1 acre	193	134	25	33
STMU	Small Town Mixed Use	N/A	423	704	111	195
STI	Small Town Industrial	N/A	16	122	2	1.5

Lewis County received a state appropriation in 2022 to design and construct a sewer project that includes the study area. The sewer, once constructed (anticipated 2026), will increase the allowed density of future development in the areas zoned STMU. Sewer will support development of multifamily housing and will help alleviate the lack of affordable housing options for residents employed in the tourism and service industries in Packwood. Development will also increase traffic and pedestrian use of the corridor and put additional pressures on parking, thus increasing the need for a corridor plan.

The study area includes two churches, a library, a museum, the Packwood Community Hall, the Packwood Senior Center, a community park, a post office, four hotels, an RV Park, a grocery store, two gas stations, a sporting goods store, an auto body shop, a hardware store, multiple restaurants and other businesses. There is one transit stop located at the senior center. Adjacent to the study area is the Packwood Airport and the East Lewis County Business Park, as well as developed residential neighborhoods.

Highway 12 in Packwood lacks designated pedestrian and bike paths. There is only one striped crosswalk in the study area and no traffic calming mechanisms (e.g. roundabouts, stop signs). There is no designated on-street parking. The wide right-of-way results in haphazardly nose-in parking. This is particularly dangerous given the amount of heavy truck traffic that uses Highway 12 as a primary distribution route across Washington State.

3. DRAFT PACKWOOD SUBAREA PLAN

In December 2021, Lewis County formed the Packwood Subarea Plan Community Advisory Committee (CAC) which includes 35 residents, business owners, employees, and property owners in Packwood as well as the Cowlitz Indian Tribe. The CAC, with aide of staff, developed the [Packwood Subarea Plan](#), which is currently being heard by the Lewis County Planning Commission. A subarea plan is a vision, goals and policies that will guide growth over the next 20-years. The draft Packwood Subarea Plan is anticipated to be adopted by the Lewis County Board of County Commissioners in fall 2023. The CAC's transportation goals and policies are:

Transportation Goal 1 – Make the streets more accessible and safe for bicyclists and pedestrians. Highway 12 is used by pedestrians, and to a lesser extent bicyclists, to access businesses in Downtown Packwood. During the peak seasons with a high volume of tourists, streets should be safe and accessible. Traffic needs to be travelling at slow speeds when approaching downtown.

Policies

TR1.1: Create pedestrian and bicycle routes along Highway 12 in Downtown Packwood and along Skate Creek Road from Highway 12 to Cannon Road.

TR1.2: Add crosswalks at main intersections that cross Highway 12 in Downtown Packwood.

TR1.3: Add lighting along Highway 12 in Downtown Packwood.

TR1.4: Add traffic calming along Highway 12 between Skate Creek Road and Huntington Road.

TR1.5: Reduce the speed limit to 25 mph on Highway 12 in Downtown Packwood.

TR1.6: Improve snow removal to maintain safe walkways and adequate parking in Downtown.

Transportation Goal 2 – Improve street connectivity in and near Downtown Packwood.

The local transportation system is incomplete and lacks pedestrian and bicycle facilities. Not all properties have adequate roads for fire and EMA vehicles.

Policies

TR2.1: Maintain and expand historic block pattern near Downtown Packwood.

TR2.2: Add streets near Downtown Packwood to improve neighborhood connectivity and emergency vehicle access.

TR2.3: Designate parking within the Highway 12 right-of-way in Downtown Packwood.

Transportation Goal 3 – Designated appropriate and safe parking options in Downtown Packwood to support businesses, residents and tourists.

Policies

TR3.1: Establish designated on-site parking for Highway 12.

TR3.2: Require new surface parking for business facing Highway 12 to be located behind the primary building.

TR3.3: Require on-site residential parking for new development.

TR3.4: Require covered residential parking including garages and carports to be flush or behind the front face of the house.

The CAC also created a Transportation Concept (Map 3) to help guide improvements to Highway 12 and local streets to improve community connectivity across the highway, between downtown neighborhoods and to community amenities. The community amenities shown on the map (purple triangles) from north to south are: Arbor Health, IGA grocery store, US Post Office, Packwood Timberland Library and park, White Pass Historic Museum (community gathering spaces), District 10 Fire Station, Packwood Community Hall and Packwood Senior Center. There are also multiple restaurants and stores in this area, along with three hotels, that support tourism economy of Packwood. Creating a walkable downtown will improve the pedestrian experience and encourage more visitorship to the local businesses. (Note – The Transportation Concept is a planning level document and does not represent any engineering studies to determine the best facilities to implement the community’s goals for Highway 12 and local streets in Packwood. That is the purpose of the Packwood Corridor Plan.)

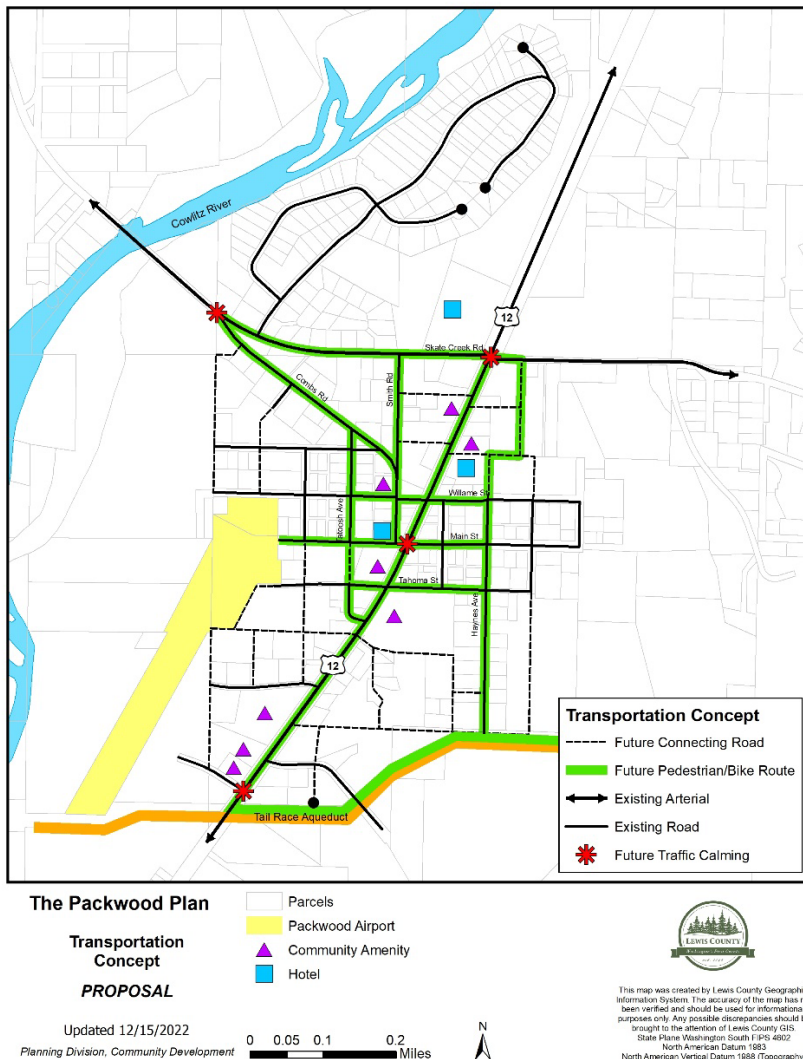


Figure 3: Packwood Subarea Plan Transportation Concept

4. TASKS & BUDGET

The Packwood Corridor Plan will be developed over a 24-month period. Lewis County, Community Development Planning Division will manage the project and the Project Manager will be Mindy Brooks, Senior Long Range Planner.

Total Budget: \$300,000

Each of the proposed tasks below includes an estimated budget. The estimates are based on similar corridor plans completed in Washington that meet the Washington State Department of Transportation requirements. The details of and budget for each task will be finalized following the selection of a consultant.

Task 1: Project Management & Coordination

Lewis County, Community Development Planning Division, will manage the Packwood Corridor Project. This will include developing and noticing a Request for Qualifications (RFQ), scoring potential consultants, hiring and finalizing consultant contract, providing background information and data to the consultant, coordinating with county departments and state agencies, reviewing all consultant deliverables, conducting meetings with the Board of County Commissioners and project closeout.

Budget: \$24,000

Task 2: Community Engagement

The project consultant will be responsible for developing, finalizing and implementing a community engagement plan that meets the Lewis County Public Participation Plan guidance and is consistent WSDOT Community Engagement Plan (see Project Narrative). Lewis County staff will provide support including materials and attending meetings. Community engagement will include at least six in-person meetings, which will require significant travel time due to the remote location of Packwood from major cities where professional consulting businesses are based.

Budget: \$96,000

Task 3: Existing & Future Conditions

The project consultant will produce an existing and future conditions report that includes existing physical conditions, relevant local, state and federal policies, standards and performance measure, and background data, as well as future anticipated development over a 10-year period. Community input will be included in this task. Existing conditions will include: physical conditions of existing pedestrian facilities and mobility, bicycle facilities and mobility, transit facilities, freight mobility, traffic analysis at key intersections and traffic pattern analysis on Highway 12, and vehicle parking; safety assessment; and operations and maintenance costs. Future conditions will consider the impact development over a 10-year period will have on the conditions of the elements listed above. The analysis will provide a thorough explanation of

when peak hour traffic occurs in Packwood, which is fundamentally different than other communities due to tourism and the demographics of full-time residents.

Budget: \$49,200

Task 4: Alternatives & Evaluation

Based on the results of Task 3 and input from the community, the project consultant shall develop potential solutions to be evaluated for the corridor. Potential solutions will include multimodal facility improvements (pedestrian, bicycle and transit), access and circulation strategies, parking strategies and safety strategies that address both existing and future conditions. Conceptual level design is expected. The project consultant will evaluate potential solutions using success metrics. The project consultant will provide estimated engineering and construction costs as well as operation and maintenance costs over a 10-year period.

Budget: \$38,400

Task 5: Recommendations

The results of Task 4 will be reviewed with the community and Lewis County staff. The project consultant will collaborate with all stakeholders to determine recommended actions and strategies. Recommendations will include the anticipated impact on public health, the economy and housing. Draft recommendations will be presented to the Board of County Commissioners prior to Task 6.

Budget: \$38,400

Task 6: Final Corridor Plan

The project consultant will develop a corridor plan with findings, conclusion and recommendations. The plan will include conceptual design and preliminary engineering, estimated construction costs, and operations and maintenance costs for recommended strategies. The plan will also include funding strategies for engineering and construction. A draft plan will be shared with the community for feedback prior to finalization. The final Packwood Corridor Plan will be presented to the Board of County Commissioners.

Budget: \$54,000