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November 10, 2021

Ms. Lilith Vespier, AICP
Development Services Manager
City of Leavenworth
Development Services Department
700 US Highway 2 | PO Box 287
Leavenworth, Washington 98826

Dear Ms. Vespier:

Thank you for the opportunity to review and comment on the City of Leavenworth's 2021 Comprehensive Plan update.

WSDOT commends the authors of the updated Comprehensive Plan for their work on this update. The updated plan and its sub-elements combine existing studies and planning documents with new analysis that holistically assesses current conditions, expected growth, and the ways the city might respond. Between the recent US2 corridor study and our ongoing collaboration with the City of Leavenworth on transportation and land use issues, WSDOT is aware of the challenges facing the city, and the plan update inspires confidence that the city is ready to meet them.

The new Comprehensive Plan identifies a suite of proposed land use policy changes to increase allowed residential housing density. Among these is a proposal to combine the current Residential Low Density 12,000 District (RL 12) and Residential Low Density 10,000 District (RL 10), redesignate the combined districts as Residential Low Density 8,000 (RL 8), and increase allowances for accessory dwelling units. WSDOT supports policies that will increase density in currently developed areas. Such actions maximize the value of investments in existing transportation infrastructure, which lowers costs to agencies and the general public.

Under RCW 36.70A.070(a), local jurisdictions are responsible for

- 6(a)(iii)(C): assessing transportation impacts, including to state highways, from planned growth
- 6(a)(iii)(F): identifying specific measures to ensure that those facilities meet the level of service adopted in the plan
- 6(a)(iv)(C): identifying funding to implement said measures, or altering land use, to ensure said LOS standards are met

The "Leavenworth Rezoning Traffic Analysis" (November 2, 2021) indicates that the proposed land use plan would degrade operations at several intersections on US2 to below the adopted

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level of service thresholds. The Traffic Analysis, and the Transportation Element, identify strategies for the US 2/Ski Hill Drive and the US 2/Chumstick Highway intersections to meet current and future demands. WSDOT encourages the City to also propose strategies to resolve the identified need at the US2 and 9th Street intersection.

Thank you again for proactively engaging WSDOT in Leavenworth's comprehensive planning process. We extend our continued support as the City plans for integrated land use and transportation development. We look forward to continuing our productive partnership.

Sincerely,

Maxwell Nelson
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