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CITY OF LAKE OSWEGO
 Community Development Dept.

MEMORANDUM

Date: January 6, 2014

Project #: 13526

To: Development Review Commission
 Lake Oswego

From: Diego Arguea, PE on behalf of Goodwill

Project: Goodwill Donation Center and Shops

Subject: Hardship Variance Request for Access - Summary

The following notes are included as additional detail to the presentation provided to the Lake Oswego Development Review Commission on January 6, 2014. This additional detail supplements the presentation and re-states various conclusions presented in the August 2013 *Lake Grove ADC and Shops* Transportation Impact Analysis (TIA) report.

The project team hereby requests that the hardship variance be granted based on the following:

- > Proposal includes thoughtful access management strategies consistent with the overall goals of balancing mobility and economic development
 - Near-term closure of two full access driveways onto Boones Ferry Road
 - 113 feet and 244 feet from the Pilkington/Boones intersection)
 - Closure of open pavement area along Pilkington Road
 - Proposed access to Boones Ferry Road re-located to 284 feet (40 feet further) from the Pilkington/Boones intersection
 - Relocation of existing access to Pilkington Road from 220 feet to 260 feet from the Pilkington/Boones intersection
- > Long-range development opportunities considered in site development
 - Cross-over easements
 - Consolidation of 4 driveways to 1 driveway
- > Truck access and circulation facilitated by accommodation from Boones Ferry Road

EXHIBIT F-14
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- With no access onto Boones Ferry Road:
 - Operations at the Boones Ferry Road/Pilkington Road intersection will worsen
 - On-site queuing will increase
 - Increased congestion along Pilkington Road
 - Out-of-direction travel for half the site-generated traffic
 - Increase in user delays
 - Increase in queue lengths northbound along Boones Ferry Road
 - Decrease in desirability of site
 - Fire access restricted to only one entry/exit point
 - Requires an increase in on-site truck circulation area and additional impervious area
- With the consolidated access approach onto Boones Ferry Road, the project team is moving toward conformance while balancing the City's mobility goals.
 - By contrast, ODOT has moved to a collaborative approach in recent years, approving consolidated accesses (safe and efficient) onto the state highway system.
- Request approval of the variance request based on
 - Long term access needs of the site and corridor
 - Truck and emergency vehicle circulation
 - Long term operational and safety impacts to the Pilkington Road/Boones Ferry Road intersection

The table on the following page summarizes the system impacts of lack of access to Boones Ferry Road for the proposed development as well as the impact of precluding future access to potential development.

Table 1: Boones Ferry Road Access Closure: Transportation Impacts

Type of Impact	Details	System Impact
Circulation: Off-site	All exiting traffic will join the Pilkington Road approach to the signalized intersection	Existing congestion along Pilkington Road (i.e. interaction between queues and driveways to the north of the proposed site) between the proposed site driveway and the signalized intersection will increase due to the additional vehicle trips.
	All site-generated trips exit the site at the Pilkington Road access.	On-site queuing is expected to increase with all 58 vehicles exiting onto Pilkington Road, which could lead to more aggressive driver behavior (i.e., accepting shorter gaps along Pilkington Road).
	Fire/Emergency vehicles	Access would be reduced to one entry/exit point.
	Out-of-direction travel for northbound vehicles	Adds to the delay on Boones Ferry Road, and results in additional turning movement interaction with pedestrians at the Boones Ferry Road/Pilkington Road intersection.
	Trucks/Heavy vehicles	Truck circulation would be required to enter and exit from Pilkington Road, contributing to existing congestion
Circulation: On-site	Trucks/Heavy vehicles	Requires additional impervious paved area on-site to accommodate 360-degree truck circulation. Increased on-site circulation may cause more interaction with other trucks, vehicles, and pedestrians.
	Vehicles	Increased on-site congestion and circulation challenges with only one access point.
Economic Development	Existing site usage with existing accesses (no redevelopment)	The existing site could be leased to industrial tenants (fewer trips than the proposed development), which would use the existing three driveways. <i>(Note that the proposed development would be operating with more site-generated traffic and fewer accesses than the existing allowed uses, further constraining the site).</i>

In closing:

- As summarized in the table above, a dual access approach to redevelopment benefits the site, adjacent lots for shared access, and the transportation system in the long term.
- The proposed access plan is an improvement over the existing access condition, consolidating two full movement driveways (in the near term) on Boones Ferry Road into one shared right-in/right-out/left-out with future connectivity to the south property. In the long term, the four existing accesses along Boones Ferry Road could be consolidated into one.
- While the City's desire to close access onto Boones Ferry Road is consistent with City Code in the near term, the proposed shared access configuration onto Boones Ferry Road is consistent with the City Code goals in the long term, providing the opportunity to further consolidate driveways along Boones Ferry Road with the development of the property to the south.