



MEMORANDUM

DATE: March 10, 2020

TO: Josh Wells | Westech Engineering, Inc.

FROM: Lacy Brown, Ph.D., P.E. | DKS Associates
 Jenna Bogert, EI | DKS Associates



SUBJECT: 1575 Burns Street Trip Generation and TIA Determination

This memorandum provides a site plan review and trip generation analysis to determine the need for a traffic impact analysis. The following sections describe the average daily, AM peak hour and PM peak hour trip generation for the proposed office development in West Linn, Oregon. The proposed development is located at 1575 Burns Street and will consist of a 7,000-square-foot office building.

TRIP GENERATION

The expected trip generation of the proposed office building was estimated using the ITE Trip Generation Manual, 10th Edition.¹ The trip generation estimates are summarized in Table 1.

Table 1: Trip Generation

| Land Use [ITE Code] | Trip Generation Rate ^a | | Units ^b | AM Peak Hour | | | PM Peak Hour | | | Daily Trips |
|-----------------------------|-----------------------------------|----------------|--------------------|--------------|-----|-------|--------------|-----|-------|-------------|
| | AM Peak | PM Peak | | In | Out | Total | In | Out | Total | |
| Medical-Dental Office [720] | 3 trips/KSF | 3.71 trips/KSF | 7.0 KSF | 16 | 5 | 21 | 7 | 19 | 26 | 180 |

^aTrip Generation Rate calculated using fitted curve equation.

^bKSF = 1,000 Square Feet

As shown, the development is expected to generate 180 daily trips, 21 AM peak hour trips, and 26 PM peak hour trips. Based on section 5.0014 of the City of West Linn Public Works Design Standards, the proposed development will not require a full transportation impact analysis since it generates less than 1,000 vehicle trips per weekday.

¹ Trip Generation, 10th Edition, Institute of Transportation Engineers, 2017.

SITE PLAN REVIEW

The most recent site plan was provided by Westech Engineering, Inc. and is attached in the appendix. Based on the site plan, the proposed development will have two parking lots, one with vehicle access to Hood Street and the other with vehicle access to Burns Street via full access driveways.

Sight distance and site access spacing requirements were evaluated for the two driveways and are discussed below. Both Hood Street and Burns Street are classified as local streets in the City TSP and have a posted speed limit of 25 miles per hour fronting the project site near the proposed driveway locations.

Sight Distance

A preliminary sight distance evaluation was conducted at the proposed accesses on Hood Street and Burns Street. Based on AASHTO standards for 25 miles per hour speeds, 280 feet of intersection sight distance would be required in both directions.² A preliminary sight distance review indicated that the available sight distance is adequate for vehicles traveling 25 miles per hour or less. Prior to occupancy, sight distance will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon.

Access Spacing

Based on the City of West Linn access spacing standards, driveways on local streets should be spaced at least 35 feet from intersecting streets.³ The proposed development plans to provide access onto Hood Street with a driveway placed approximately 65 feet north of Burns Street. The site driveway on Burns Street is located approximately 35 feet from the nearest intersection (Burns Street/Cascade Street), meeting the City's access spacing requirements.

Parking

Based on the City of West Linn parking requirements, medical-dental office buildings are required to provide one parking space per 250 square feet of building area.⁴ For a 7,000 square foot building, the minimum number of parking spaces required is 28, with a minimum of two ADA accessible spaces. The City code also states that development sites within one-quarter mile of a transit corridor may reduce parking by up to 10%. If Willamette Drive is considered a transit corridor, the parking requirement would be 25 spaces.

The proposed site plan shows 26 off-street parking spaces including two ADA accessible spaces, which meets City parking requirements (assuming a reduction for transit corridor proximity). Additionally, on-street parking is available along Hood Street and Burns Street (west of Hood Street) which may provide the opportunity for overflow parking supply.

² *A Policy on Geometric Design of Highways and Streets, 6th Edition*, Table 9-6, AASHTO, 2011.

³ *City of West Linn Public Works Design Standards*, Section 5 – Street Requirements.

⁴ *City of West Linn Community Development Code*, Section 46.090.C and 46.150.B.

SUMMARY

Key findings for the proposed office development in West Linn, Oregon are as follows:

- The 7,000 square feet of office space would generate 180 daily trips, 21 AM peak hour trips, and 26 PM peak hour trips. Based on the City of West Linn Public Works Design Standards, the proposed development will not require a full transportation impact study since it generates less than 1,000 vehicle trips per weekday.
- The preliminary site plan meets the City's requirements for access spacing.
- The preliminary site plan meets the City's requirements for a 7,000 square foot office building in close proximity to a transit corridor.

Please let us know if you have any questions.

APPENDIX A – SITE PLAN



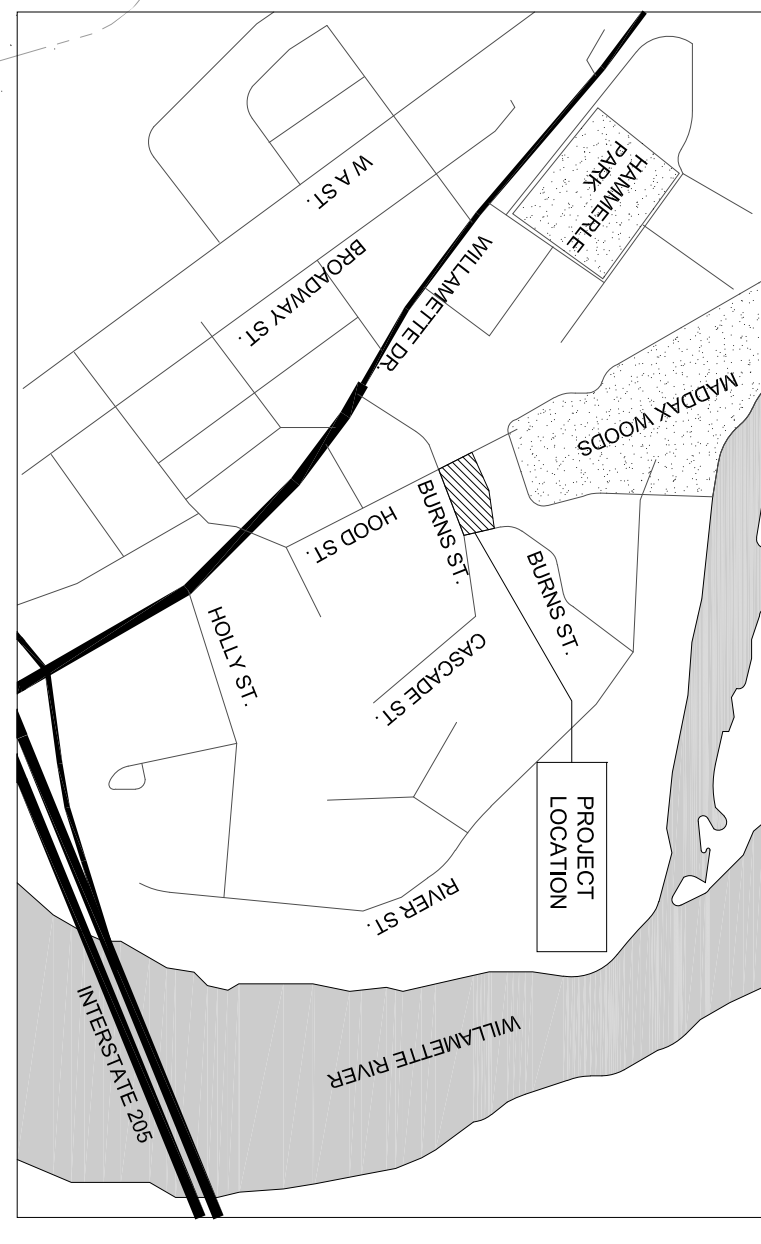
SITE PLAN LEGEND

- # KEYNOTE TAG
- ▭ BUILDING FOOTPRINT
- ▭ CONCRETE PAVING AREA
- ▭ LANDSCAPED AREA
- ⊙ SITE LIGHTING LOCATION, SEE PHOTO METRICS & ELEC. DRAWINGS.

SITE PLAN KEYNOTES

- 1 NEW BIKE RACK FOR 4 BIKES, 2 SPACES UNDER EXTENDED ROOF
- 2 COVERED BRICK-CAD WASTE ENCLOSURE, EXTEND ROOF OVER BIKE PARKING.
- 3 SITE STAIR DOWN TO LOWER PARKING AREA
- 4 6' WIDE PEDESTRIAN CIRCULATION WALKWAY, ADDITIONAL 2' ADDED AT PARKING FOR BUMPER OVERHANGS
- 5 CANOPY ABOVE ENTRWAY SHOWN DASHED.
- 6 SPRINK VISION CLEARANCE TRIANGLE.

VICINITY MAP
N.T.S.



PROJECT STATS:

PROPOSED USE: OUTPATIENT CLINIC BUILDING
 EXISTING USE: NONE
 SITE AREA: 27,571 SF, 0.63 AC.
 GARAGE NUMBERS: 2020E, W/2880D, 2901
 OFFICE NUMBERS: BOLTON NEIGHBORHOOD
 ZONE: BOLTON NEIGHBORHOOD
 NEIGHBORHOOD: OFFICE BUSINESS CENTER (OBC)
 COMP. PLAN: GENERAL COMMERCIAL

PROPOSED LOT COVERAGE:
 SITE TOTAL: 27,571 SF 100%
 BUILDING: 6,996 SF 25.4%
 PAVEMENT: 2,203 SF 8.0%
 LANDSCAPE: 7,731 SF 28.0%
 SITE STRUCT.: 451 SF 1.7%

PARKING:
 W/CDPC 40,000
 COMMERCIAL USES: 1/230SF
 MEDICAL/GENERAL CLINICS: 28 SPACES
 TOTAL: 28 SPACES
 (3) TRANSIT PROXIMITY

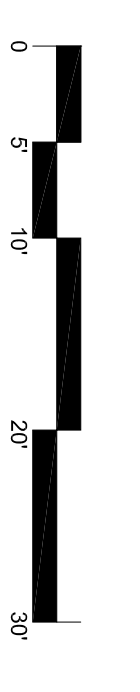
NET: 28 SPACES
 A.D.A. STALLS REQ'D: 1 ADA (1 VAN)
 W/CDPC 46,150 SF: NONE REQ'D
 LOADING ZONE REQUIRED: NONE REQ'D
 W/CDPC CH 46 <10,000SF:
 PARKING PROVIDED:
 UPPER PARKING: 4 - COMPACT
 5 - STANDARD
 2 - ADA (1 VAN)
 LOWER PARKING: 4 - COMPACT
 7 - STANDARD
 26 SPACES
 TOTAL: 26 SPACES

BICYCLE PARKING REQUIRED: 1/12,000 GR. SF.
 W/CDPC 46,150-D: 4 SPACES
 6,996 SF / 2,000: 1 SPACES
 25% COVERED: 1 SPACES
 BICYCLE PARKING PROVIDED:
 UPPER PARKING: 4 - COMPACT
 5 - STANDARD
 2 - ADA (1 VAN)

BURNS STREET



1 SITE PLAN
 SCALE: 1" = 10'-0"



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| | |
|-------------------|-----------|
| DATE | 2/14/2020 |
| REVISD DATE | |
| SHEET | A1.1 |
| DESIGN REVIEW SET | |

SITE PLAN

NEW BUILDING FOR ADVANCE DENTAL ARTS CENTER
 1575 BURNS ST. WEST LINN, OR 97068

EMMETT PHAIR CONSTRUCTION
 6305 SW ROSEWOOD ST. SUITE E,
 LAKE OSWEGO, OR 97035
 phone: 503-572-8606

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PRELIMINARY NOT FOR CONSTRUCTION