



April 11, 2018

To: City Commission
From: Planning Commission
Re: Policy Advisory

Over the past several years the Planning Commission has heard a great deal of comment and public testimony regarding congestion throughout the City. We recently recommended the City Commission approve the proposed Alternative Mobility Targets for Highway 213 and Beavercreek Road and we feel that it's important to forward our recommendations for future review or policy.

Highway 213/Redland Road/Holcomb Avenue

Members of the Public who have attended our meetings have frequently raised concerns about increased volumes of traffic at Highway 213/Redland Road/Holcomb Boulevard. The Planning Commission requests that the Public Works Department perform annual traffic counts of Holcomb Boulevard at Redland Road, and examine cumulative impacts from increased development to the volume of traffic at Highway 213/Redland Road/Holcomb Boulevard. The Transportation System Plan and Regional Transportation Plan identify a variety of projects that will increase the capacity and safety of the traffic systems in this area but do not identify the timing of the improvements. Though we understand that development will analyze the intersection as needed during the review process, we recommend the City more clearly define the timing of the additional planned improvements. The annual monitoring will enable staff and the Commission to prioritize timing of these improvements.

Holly Lane

The Commission has also heard a lot of public testimony about the geologic hazards and the effect that future roadway improvements would have on the existing homes and the school that are adjacent to the public right-of-way. The Holly Lane corridor has not received adequate geotechnical study to consider expansion or other physical improvements. It is not known if the future improvements to this roadway would trigger landslides in this area. We recommend that the roadway not be expanded to include additional improvements until further study of this area has been performed. This stretch of Holly Lane is not likely to enter into the City's jurisdiction within the current planning horizon, and serves as an unnecessary distraction from more urgent transportation needs.