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**Subject:** ODOT Case # 7459 Park Place 91 Acre Annexation & Zone Change  
**Date:** Monday, April 02, 2018 2:39:43 PM  
**Attachments:** [07459\\_08992\\_RESPDFTPR.docx](#)

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Hi Pete,

Attached are ODOT comments on the Park Place Annexation and Zone Change. Please forward to the Planning Commission and interested parties. Let me know if you have any questions.

Thank you,  
Marah Danielson, Senior Planner  
ODOT Development Review Program  
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503-731-8258



# Oregon

Kate Brown, Governor

## Department of Transportation

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April 2<sup>nd</sup>, 2018

ODOT Case No: 7459

To:: Pete Walter, AICP, Planner  
From: Marah Danielson, Senior Planner  
Subject: PA-16-57: Park Place 91 Acre Annexation & Zone Change

We have reviewed the proposed annexation and zone change of six properties on N. side of Holcomb Blvd totaling 91 acres into Oregon City. The subject territory is within the Oregon City Urban Growth Boundary, and has a Comprehensive Plan designation of LR – Low Density Residential. The site is in the vicinity of I-205, OR 213 and OR 99E. ODOT has permitting authority for these facilities and an interest in assuring that the proposed zone change is consistent with the identified function, capacity and performance standards of these facilities.

The traffic impact analysis properly documents the significant congestion challenges facing Oregon City, including both local and state roadways. The analysis identifies the investments and improvements that are needed to ensure that the entire system operates with safety, efficiency and reliability. These investments include improvements to the local street network that are critical to the performance of the local and state roadways. The necessary transportation improvements are described in the city's Transportation System Plan (TSP). The need for adequate street connections, including the Holly Lane extension, are clearly identified in this as well as other planning documents.

Based on our review of the traffic impact study and the planned investments and improvements to improve performance of the transportation system, ODOT is satisfied that the staff report demonstrates compliance with the Transportation Planning Rule. The requirement for a Master Plan affords ODOT and the city a future opportunity to ensure that the infrastructure consistent with the TSP is implemented to meet the criteria for adequate transportation facilities.

Thank you for providing ODOT the opportunity to participate in this land use review. If you have any questions regarding this matter, please contact me at 503.731.8258.

C: Avi Tayar, P.E., Jon Makler, ODOT Region 1