

REPLINGER & ASSOCIATES LLC
TRANSPORTATION ENGINEERING

May 29, 2020

Mr. Pete Walter
City of Oregon City
PO Box 3040
Oregon City, OR 97045

**SUBJECT: REVIEW OF TRANSPORTATION ANALYSIS LETTER – RIVER
TERRACE MEMORY CARE EXPANSION PHASE 3 – GLUA19-52**

Dear Mr. Walter:

In response to your request, I have reviewed the materials in support of the proposed expansion of the River Terrace Memory Care facility at 950 South End Road. Key materials consist of the Transportation Analysis Letter (TAL) prepared under the direction of Frank Charbonneau, PE of Charbonneau Engineering. The TAL is dated October 24, 2019.

The applicant proposes to expand the facility from the 38 beds to 54 beds. The expansion consists of building changes and two additional parking stalls. The building expansion will replace an existing single-family dwelling on an adjacent parcel. The facility is in the northwest quadrant of the intersection of South End Road and Amanda Court.

Overall

I find the TAL addressed the city's requirements and provides an adequate basis to evaluate impacts of the proposed expansion.

Comments

- 1. Trip Generation.** The TAL presented information on trip generation for a 16-bed assisted living facility. The trip generation rates were taken from the Institute of Transportation Engineers' *Trip Generation*. The engineer used the trip generation rates for land use category 254 – assisted living facility. The engineer accounted for the removal of the existing single-family dwelling occupying the site. The engineer predicted that the facility would produce a net increase of 2 AM peak hour trips; 3

PM peak hour trips; and 33 additional weekday trips. The calculations of trip generation appear reasonable.

- 2. Access Locations.** No change in access location is proposed in connection with the expansion. The three existing access locations are acceptable.
- 3. Driveway Width.** The driveways were constructed to meet city requirements for driveway width.
- 4. Intersection Spacing.** No new street intersections are proposed.
- 5. Sight Distance.** The engineer reviewed sight distance and concluded sight distance meets applicable standards. I concur.
- 6. Safety Issues.** The engineer indicated there were no reported crashes in the vicinity during the previous five years from 2012 through 2017. He did not find any safety issues associated with the proposed development. There is no indication that the expansion will cause any additional safety issues.
- 7. Consistency with the Transportation System Plan (TSP).** Frontage improvements along South End Road and Amanda Court have been constructed.

Conclusion and Recommendations

I find that the TAL meets city requirements and that the 16-bed expansion of the facility will have insignificant transportation impacts. There is no need for any mitigation measures in connection with the expansion.

If you have any questions or need any further information concerning this review, please contact me at replinger-associates@comcast.net.

Sincerely,



John Replinger, PE
Principal