



Traffic Engineering and Parking Divisions

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TO: Urban Design Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: 1002-1102 S Park St – Traffic Engineering Review of preliminary plans for the former Bancroft Dairy site

Based on a request from the UDC via Brad Murphy, Planning Division Director, the City Traffic Engineering Division was asked to provide comments on the subject site plans.

Overall, either site plan is reasonable, except that any plan where the northerly access to Park St is removed raises questions if the site and GDP are adequately served for access and traffic demands.

TE staff believe the site plan dated 7/18/2011 has a good design for the main clinic entrance from Park St to the parking garage. The route is direct and simple. In contrast, the site plan dated 8/3/2011 has two offset drives to the parking garage which staff believe is a cumbersome, poor design.

TE staff prefers the access on Midland St to the parking garage be aligned or centered on Garden St.

Both site plans must have an on street internal sidewalk network, preferably buffered and landscaped.

TE staff believes the access to Park St on the north side of the site is needed for adequate access for both the SIP in question and the GDP as a whole.

Please contact Bryan Walker, City Traffic Engineering at 267-8754 if you have questions regarding the above items.

DCD:DJM:BWW:dm