



## Traffic Engineering Division

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**DATE: January 9, 2019**

**FROM: City Traffic Engineering**

**TO: Plan Commission**

**RE: 1050 East Washington Avenue - Dedicated Southbound Turn Lane at North Ingersoll Street and East Washington Avenue.**

Due to the proposed development's scale, density, and significant additional traffic impacts on the surrounding transportation network, Traffic Engineering (TE) will require a dedication and/or permanent limited easement (PLE) for the construction of an additional dedicated southbound turn lane at East Washington Avenue and South Ingersoll Street.

The requirement for dedication/PLE is consistent with other projects along the East Washington Avenue corridor (Galaxie Apartments – North Paterson Street and East Washington Avenue) and consistent with the data provided in both of the applicant's Traffic Impact Analysis (TIA) (dated 12/14/15 for Phase I and 12/15/18 for Phase II). TE has made the applicant aware of the possibility for such dedication, informally, during discussions of Phase I of the development project and then again in Phase II of the development (current project). TE also documented this in the Phase I approval letter from the Plan Commission dated January 21, 2016, to which the applicant responded, "So noted."

The dedication is especially important due to resulting negative impacts to the adjacent neighborhood streets and, due to the project's proximity to the City's Bicycle Boulevard on East Mifflin Street. In the absence of a dedicated southbound turn lane at South Ingersoll Street and East Washington Avenue, the extended length of resulting queues will cause drivers from this development, along with existing users, to divert to other neighborhood streets, especially the East Mifflin Street Bicycle Boulevard. A dedicated southbound turn lane at South Ingersoll Street and East Washington Avenue is in the best interest of all parties, minimizing impacts to neighboring residents, future users of the development, school operations and public use of the public Right-of-Way. As a result, Traffic Engineering believes that a dedicated left turn lane is required to find conditions five (5) and six (6) of the Conditional Use Approval Standards (MGO 28.183(5)(b)(6) to be met.

A handwritten signature in black ink, appearing to read "Yang Tao".

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YT:BJS:EPH:SDM

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