

MEMORANDUM

Date: January 28, 2020

To: Morgan Will
Development Manager
Stafford Development Company
8840 SW Holly Lane
Wilsonville OR 97070

From: Frank Charbonneau, PE, PTOE

Subject: Response To Traffic Comments FL2010
Baker Creek North Development
NW Baker Creek Road, McMinnville

We have reviewed the latest written comments for the proposed Baker Creek North development project in McMinnville.

Pertaining to the 1/27/20 letter from Patty O'Leary to the City of McMinnville Planning Department we have prepared the following responses.

Issue #1: Why was the intersection of Hill Road at Baker Creek Road not included in the traffic analysis report?

Response:

This intersection was not included in the traffic study scope for the project because its design and construction is expected to sufficiently handle the future traffic flow conditions based on the City's long range planning needs for the transportation system. The projected site traffic from the Baker Creek North development will contribute only a portion of the future traffic that will ultimately pass through the intersection which was designed as a high capacity location.

Issue #2: The traffic study was conducted in July when the traffic patterns on Baker Creek Road are significantly different than during the nine month school year.

Response: The study was performed in July when schools were not in session to meet our project schedule deadline. Fortunately there are no schools within the immediate neighborhood near the Baker Creek North site. The City's high school, middle school, and elementary school are located over 1.5 miles southeast of the site and west of Highway 99 and generally in the direction where the majority (75%) of the development's traffic was distributed in the traffic report. This distribution as applied in the analysis is considered sufficient to support the traffic circulation patterns that will occur when the schools are operating.

Issue #3: Travel speed on Baker Creek Road is 45 MPH versus 35 MPH.

Response: The travel speed condition has a bearing on the required intersection sight distance at the proposed access points for the Baker Creek North development. The study had confirmed that over 500 feet of intersection sight distance is available and therefore still meets the AASHTO standard for 45 MPH which requires a sightline distance of 500 feet.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 503.293.1118 or email Frank@CharbonneauEngineer.com.

