

April 7, 2022

Manzanita Lofts LLC
Attention: Vito Cerelli
31987 Maxwell Ln
Arch Cape, OR 97102

Re: **Manzanita Lofts PUD**
Traffic Analysis
Project Number 2220120.00

Dear Mr. Cerelli:

This letter has been prepared to address traffic impacts of the proposed Manzanita Lofts vacation rentals. The project consists of 9 cabins (1,000 SF), 6 small cottages (350 SF) and 19 studio hotel rooms (350 SF) for a total of 34 units. Access to the site is proposed on Dorcas Lane, approximately 75 ft west of the intersection with Classic Street.

We understand Planning Commission members have asked for a review of impacts on the intersection of Classic Street with Dorcas Lane, currently stop controlled on the Classic Street approaches. The intersection has a single lane in each direction, and the roadways are approximately 21-22 ft in width. No sidewalks or bicycle facilities are currently provided. Classic Street has a slight offset across the intersection. Traffic volumes are not available from the City. Volumes are typically low on these streets, even during peak season.

Trip Generation

Trip estimates were made based on ITE's Trip Generation Manual, 11th Edition for the Motel Land Use. Weekday trip estimates are 114 daily, 17 AM peak hour and 19 PM peak hour. On a weekend, Saturday volumes are highest, at 309 daily trips. Other Land Uses, such as a hotel were considered as well, but have lower trip rates and less available data.

Sight Distance

For these low volume and low speed local roadways, sight distances recommendations are 280' for 25 mph and 225 ft for 20 mph in accordance with the AASHTO Policy on Geometric Design of Highways and Streets. At the intersection of Classic Street with Dorcas Lane, sight distances can be met on each approach, although brush at the northeast corner of the intersection may need to be trimmed to meet the recommendations. Sight distance of 280 ft can be met at the proposed site access on Dorcas Lane with trimming of brush to the west of the driveway.

Crash History

A review of the last five years of crash data on the ODOT database did not indicate any crashes at the intersection of Dorcas Lane with Classic Street. One crash was noted on Laneda Ave near the intersection with Classic Street, involving a vehicle backing up.

Pedestrian Access

Manzanita Lofts LLC
Manzanita Lofts PUD
Project Number 2220120.00
April 7, 2022
Page 2

No sidewalks are provided. Consistent with the character of the neighborhood, the project will not provide sidewalks on the street frontages. The roadways are intended to be shared by all users with slow speeds and low volumes encouraged by the narrow roadways.

Traffic Impacts

Most of the added trips from the project will travel through the Classic Street with Dorcas Lane intersection. With fewer than 20 trips added in even the busiest hour (one vehicle every three minutes) and an average of less than one vehicle every three minutes during even the busiest day, the intersection impact will be small. While a detailed analysis has not been prepared for this review, it is expected the intersection operates at a level of service "A" with very low delays with the exiting two-way stop control.

Summary

The addition of trips from the proposed Manzanita Lofts PUD will have a small impact on the existing roadways in the area, with operation remaining at a level of service "A" with low delays. Sight distances can be met and there are no noted safety deficiencies in the area based on a review of available crash data.

Sincerely,

Brent Ahrend, PE
Associate Principal | Traffic Engineer

Enclosure(s): Site Plan, crash data