



720 SW Washington St.
Suite 500
Portland, OR 97205
503.243.3500
www.dksassociates.com

MEMORANDUM

DATE: June 19, 2018

TO: Bryan Brown, City of Canby

FROM: Chris Maciejewski, PE, PTOE
Jordin Kelly, EIT

SUBJECT: Canby Townhomes TIA Review

P#11010-099

Per your request, we have reviewed the transportation impact analysis (TIA) for the proposed Townhome Subdivision Canby, Oregon.¹ The study provides adequate information to comply with the required scope items identified in the transportation impact study scope.²

Based upon our most current review of the traffic analysis associated with the proposed Canby Townhome Subdivision 30 and 38-unit scenarios, there are some items that require modification prior to completing our findings.

We have the following comments regarding the study:

- The average vehicle delay at the Ivy Street/13th Avenue intersection is shown to improve from existing conditions to existing plus background conditions. It is recommended that the engineer performing the study revise the analysis accordingly or provide background trip documentation and an explanation as to why the delay improved with the added traffic.
- It is recommended to provide volume figures for the 2018 AM Existing + Background + 38-Unit project trip scenario as well as the 2038 PM + 38-Unit project trip scenario
- The AM and PM 2035 + 30-Unit project trip scenarios don't appear to be analyzed in this study. If the City would find this analysis helpful for documentation moving forward, it is recommended to include this analysis. However, the worst-case scenario of 38-units was evaluated in the study which indicated operating conditions that meet standards.
- It is recommended to revise Figures 16, 17, 18, and 19 as well as the applicable intersection operations and queueing analysis so that the vehicle volume between the Ivy Street/13th Avenue intersection and the Ivy Street Access balance.

¹ Traffic impact Analysis Ivy St Townhomes, Associated Transportation Engineering & Planning Inc, June 15, 2018.

² Canby Townhomes Traffic Study Scope of Services, DKS Associates, May 11, 2018.



- A site plan for the single access off 13th Avenue scenario was not included in the review package. It is recommended that this be provided by the applicant to review alignment, circulation, and pedestrian and bicycle facilities.
- Prior to occupancy, sight distance at any existing access points will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon.

If you have any questions, please call me.