



Oregon


Kate Brown, Governor

Department of Transportation Region 2 Tech Center

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DATE: March 25, 2020

TO: Ken Shonkwiler
Senior Transportation Planner

FROM: 
Keith P. Blair, PE
Interim Traffic Analysis Engineer

SUBJECT: Wheeler Mixed-Use Development (Wheeler) – Outright Use
TIA Review Comments

ODOT Region 2 Traffic has completed our review of the submitted traffic impact analysis (dated March 4, 2020) to address traffic impacts due to a proposed mixed-use development west of US-101 and northwest of Hemlock Street and Marine Drive in the city of Wheeler, with respect to consistency and compliance with the current version of ODOT's Analysis Procedures Manual (APM). The APM was most recently updated in March 2020 and the current version is consistently published online at: <http://www.oregon.gov/ODOT/TD/TP/Pages/APM.aspx>. As a result, we submit the following comments for the consideration of the City and the County:

Analysis items to note:

- Region Traffic assumes all land uses and densities offered under the current zoning are consistent with the City's code as cited in the report.

Proposed mitigation comments:

1. ODOT maintains jurisdiction of the Oregon Coast Highway No. 9 (US-101) and ODOT approval shall be required for all proposed mitigation measures to this facility. No mitigation measures have been proposed. This conclusion appears reasonable for this proposed development.

Thank you for the opportunity to review this traffic impact analysis. As the analysis software files were not provided, Region 2 Traffic has only reviewed the submitted report. This traffic impact study has been, for the most part, prepared in accordance with ODOT analysis procedures and methodologies. No further analysis work should be required. If there are any questions regarding these comments, please contact me at (503) 986-2857 or Keith.P.Blair@odot.state.or.us.