



TO: Urban Area Planning Commission (UAPC)  
FROM: Bradley Clark, Principal Planner  
[Bclark@grantspassoregon.gov](mailto:Bclark@grantspassoregon.gov), 541-450-6061  
DATE: April 22, 2020  
SUBJECT: GP Entertainment Venue (#201-00311-20) - Traffic Mitigation Condition

\* \* \* \* \*

During the April 8<sup>th</sup> public hearing, it was noted that the applicant had concerns with staff's proposed condition #D.1 (pg. 13 of staff report) to monitor traffic volumes and movements at the Redwood Avenue driveways. I said that staff would be doing additional research with the City's traffic engineer, John Replinger, and the Public Works Department regarding traffic mitigation for the development and we would bring back our final recommendation at the April 22 public hearing. This topic was also discussed under the "Traffic Plan" section on page 6 of the staff report. After our analysis, staff is recommending that condition #D.1 be deleted in its entirety. We are recommending a new item be added to Section VII.A.1 of the Conditions of Approval that reads as follows:

**VII.A.1.e shift the western Redwood Avenue driveway approach a minimum of 60 feet to the east and amend the parking lot configuration accordingly**

Attached is an amended exhibit from Gerlitz Engineering showing the proposed adjustment. The purpose of this driveway relocation is to provide more separation along Redwood Avenue between Allen Creek Road and the west access. This is to mitigate for the possibility that traffic volumes entering the site will be greater than predicted in the TIA and to improve safety for traffic on Redwood Avenue. Greater separation is intended to reduce the conflicts for eastbound traffic entering the site from Redwood Avenue and westbound traffic on Redwood Avenue queuing for the traffic signal at Allen Creek Road. Greater separation between the driveway and Allen Creek Road will reduce the frequency of queues of westbound traffic blocking the access to the driveway by eastbound traffic on Redwood Avenue.

