

Erik Forsell

From: Kevin Chewuk <kmc@dksassociates.com>
Sent: Wednesday, February 23, 2022 11:21 AM
To: Erik Forsell
Cc: Don Hardy
Subject: Re: AKS Preliminary Plat Modification (Tofte South)

Hey Erik,

I've reviewed the updated plat and do not have any concerns related to the new local street. It's an indirect route, and does not create the potential for a significant increase in through trips along that route, outside of perhaps the 2 or 3 new lots with frontage on "Road A". The rest of those lots along it already had access to the north. The TIS evaluated the neighborhood impact to the north, and previously projected no more than 19 peak trips. Even if the 3 new lots take that route now, the neighborhood trip "impact" threshold will not be triggered, and volumes will still be within the range of a typical local street.

Hope this helps and let me know if you have any other questions.

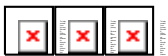
Thanks,
Kevin

Kevin Chewuk, PTP | Project Manager / Senior Transportation Planner
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On Tue, Feb 22, 2022 at 4:50 PM Erik Forsell <Forselle@canbyoregon.gov> wrote:

Hi Kevin –

The applicant AKS needed to go back to the drawing board and modify their preliminary plat. The effect of which eliminated a cul-de-sac and created another ‘thru’ local street.

I have attached the revised preliminary plat and the old TIS to this email. I am hoping you can take a glance and let me know if you have any concerns about the effect of this on the TIA that was completed (attached). It is a fairly minor change and did not modify the number of proposed lots.

Thank you,

Erik Forsell, AICP | Associate Planner

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