

PLANNING AND DEVELOPMENT DEPARTMENT



TRANSPORTATION PLANNING DIVISION

DATE: December 1, 2016

TO: Helena Parola
Community Planning Division

FROM: Lurise Bannister
Transportation Planning Division

SUBJECT: Transportation Review of NE Quadrant (Deerwood Park North) DRI
Notice of Proposed Change

Transportation Planning Division staff has reviewed the Notice of Proposed Change (NPOC) for the NE Quadrant DRI. The NOPC proposal is to reduce office development and increase residential development as allowed by the land use conversion minimum and maximum table. The NOPC proposes to amend the Master Plan Map H to reduce approximately 17 acres originally designated for office development to be converted for residential use. These 17 acres had a development potential for 166,400 square feet of office space, which will now be converted to 400 multi-family residential units.

A traffic impact study was submitted with the NOPC indicating there will be a net increase of 24 peak hour trips if the 166,400 square feet of office space was converted to allow for the 400 multi-family residential units. The proposed change does not result in any significant traffic impact on roadway network. The NE Quadrant DIR Biennial Report submitted in 2015 indicates that all transportation improvements and conditions of the Development Order have been done.

Transportation Planning Division supports the proposed amendment as requested.