



Kevin Cook <kevin.c.cook@multco.us>

Trip Generation Issue and Grading on PGE Property

Gary Shepherd <Gary.Shepherd@oregonmetro.gov>
To: Katherine McQUILLAN <katherine.mcquillan@multco.us>
Cc: Kevin Cook <kevin.c.cook@multco.us>

Thu, Feb 14, 2019 at 2:25 PM



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Kate,

Thank you for your review and consideration of our trip generation estimate. We'd appreciate a conversation about this matter when you have time – hopefully in the next few days. Respectfully, our take on this is different and I would like to discuss it with you. In our analysis, we assessed the presence of development in the comparable parks and deliberately, not erroneously, chose to include only the parcel acreage to be developed to arrive at a comparison we understand to be fair. We do not agree that bringing property (nearly 140 acres) into an analysis that is not part of the use permit better reflects anticipated uses. It would seem that doing so overstates anticipated use, rather than accurately reflects it. In the comparable Metro parks analysis, all the acres which are part of the use/development aspect of the park facility are included in that acreage analysis. In other words, every lot (and its acreage) upon which a trail/use is occurring is included. That is what we did for this analysis. Again, pulling in part of the natural area, include that area that is physically separated and that has no visitors or connection to the trail network does not seem correct.

We look forward to discussing this matter with you further.

Thank you.

From: Kevin Cook [mailto:kevin.c.cook@multco.us]
Sent: Thursday, February 14, 2019 1:14 PM
To: Gary Shepherd; Karen Vitkay
Cc: Katherine McQUILLAN
Subject: Trip Generation Issue and Grading on PGE Property

Good Afternoon Gary and Karen,

I wanted to let you know that we will need supplemental information for the Hillside Development permit addressing the proposed cuts / regrading of the slopes adjacent to the McNamee Road right-of-way that are intended to improve sight distance.

Exhibit A.19

The supplemental information should address the approval criteria as it relates to this new aspect of the proposal and should include the required review by an engineer.

We will also need some form of authorization from PGE for any work that will be conducted on the PGE property on the west side of McNamee road.

I have also attached a memo from Transportation planning asking for some revised trip-generation calculations based upon an identified error in the most recent submission.

Please let me or Kate McQuillan know if you have any questions or concerns.

Kevin Cook
Senior Planner

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[Redacted Signature]