



# Oregon

Tina Kotek, Governor

Department of Transportation  
Region 5, District 12  
1327 SE 3<sup>rd</sup> Street  
Pendleton, OR 97801

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Clint Spencer, Planning Director VIA EMAIL: [cspencer@hermiston.or.us](mailto:cspencer@hermiston.or.us)  
City of Hermiston  
180 NE 2nd Street  
Hermiston, Oregon 97838

*Subject: Proposed Annexation and Amendment Comprehensive Plan Map designation of 80 acres from Future Industrial (F-2) to Medium Density Residential for 49 acres and Commercial/Industrial for 31 acres with corresponding zoning map change from F-2 to Medium-High Density Residential (R-3) and Outlying Commercial/Light Industrial (C-2/M-1).*

The Oregon Department of Transportation (ODOT) has reviewed the Revised Traffic Impact Analysis (TIA). ODOT has jurisdiction of US 395, including responsibility for managing access within the corridor. The applicant has addressed most of the previous concerns ODOT identified with the original TIA. The added intersection at US 395/Highland will operate fine with the development.

However, the applicant is proposing an overall Trip Cap to the development of 642 PM Peak Hour trips. ODOT recommends the city for the proposed C-2 zone south of the railroad tracks have a Trip Cap of 110 (rounded up from 107), and the R-3 zone north of the railroad tracks, should have a Trip Cap of 325 to match the applicant's proposed RV Park and mix of Residential and Commercial/Industrial uses.

To meet City standards and minimize public facility impacts, ODOT recommends the city require a Trip Cap that can be used to protect the function of US 395 and the local transportation system and also require the applicant to share responsibility and cost of implementing necessary multi-modal improvements to the transportation system.

ODOT is committed to preserving the function of the state highway system and public infrastructure investments as the area infills and redevelops. Ensuring the transportation system is managed effectively with adequate capacity to serve development and support safe multi-modal choices for the community in accordance with the City's Transportation System Plan are necessary conditions of approval.

Thank you for the opportunity to comment.

Rich Lani, District 12 Manager

CJS

cc: Ken Patterson, ODOT Region 5 Manager  
David Boyd, Regional Access Management Engineer  
Paul Howland, District 12