



Oregon

Tina Kotek, Governor

Department of Transportation

Region 5, District 12

1327 SE 3rd Street

Pendleton, OR 97801

June 10, 2025

Clint Spencer, Planning Director VIA EMAIL: cspencer@hermiston.gov

City of Hermiston

180 NE 2nd Street

Hermiston, OR 97838

Subject: Proposed Zoning Map Amendment for 3.71 acres from Outlying Commercial (C-2) to Neighborhood Commercial Overlay (NCO) and Conditional Use Permit of 270-unit Multi-Family Complex, community building and maintenance building, 68- mini-storage units located at 963 E Diagonal Blvd.

The Oregon Department of Transportation (ODOT) has jurisdiction of US 395 and OR 207, including responsibility for managing access within these corridors. ODOT is committed to preserving the function of the transportation system and public infrastructure investments as the area infills and redevelops.

ODOT is concerned the proposed development could have significant impacts to US 395/OR 207 (Elm Street), US 395/Jennie Avenue, and US 395/4th Street. David Boyd, P.E., Region Access Management Engineer has marked with a red highlighter the analysis issues in the attached April 7, 2025 Traffic Impact Analysis (TIA) that need to be addressed:

Update the mobility standard for ODOT intersections to 0.85. The TIA identifies that US395/OR207 will be failing under Existing, Background, and Total development conditions. The TIA is lacking any recommended improvements to mitigate the impacts and erroneously identifies that "all intersections operate acceptably".

Also, it appears that the TIA did not use ODOT's Synchro template that would set the default values for the program. Please note, making these changes will influence the reported Volume/Capacity mobility standards and likely will make them all worse. Likewise, the development should not worsen/degrade the other ODOT intersections either.

As such, ODOT recommends denial of the application until the TIA is revised and acceptable recommendations incorporated with appropriate mitigation conditions to be implemented by the developer.

Ensuring the transportation system is managed effectively to support multi-modal choices in accordance with the City's Transportation System Plan as well as the 2000 US 395 North Corridor Plan is necessary to satisfy requirements of the ORS 660-012 Transportation Planning Rule.



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ODOT welcomes the opportunity to meet with the City regarding future development plans and to review an updated TIA. Please enter this letter into the record of the proceedings and provide me with a copy of the decision. Thank you for the opportunity to comment on this proposal.

Rich Lani

District 12 Manager

Attachment: TIA with ODOT track changes

CJS

cc: Ken Patterson, ODOT Region 5 Manager

Shawn Maloney, Area Manager

David Boyd, Region Access Management Engineer

Tom Lapp, District 12