

2 Osborn

Traffic Impact Analysis



TRANSPORTATION COMMISSION – JULY 17, 2018

CITY OF IRVINE



PROJECT VICINITY



SITE PLAN



Existing:

16,015 SF Medical Office

Proposed Project:

46,800 SF Medical Office

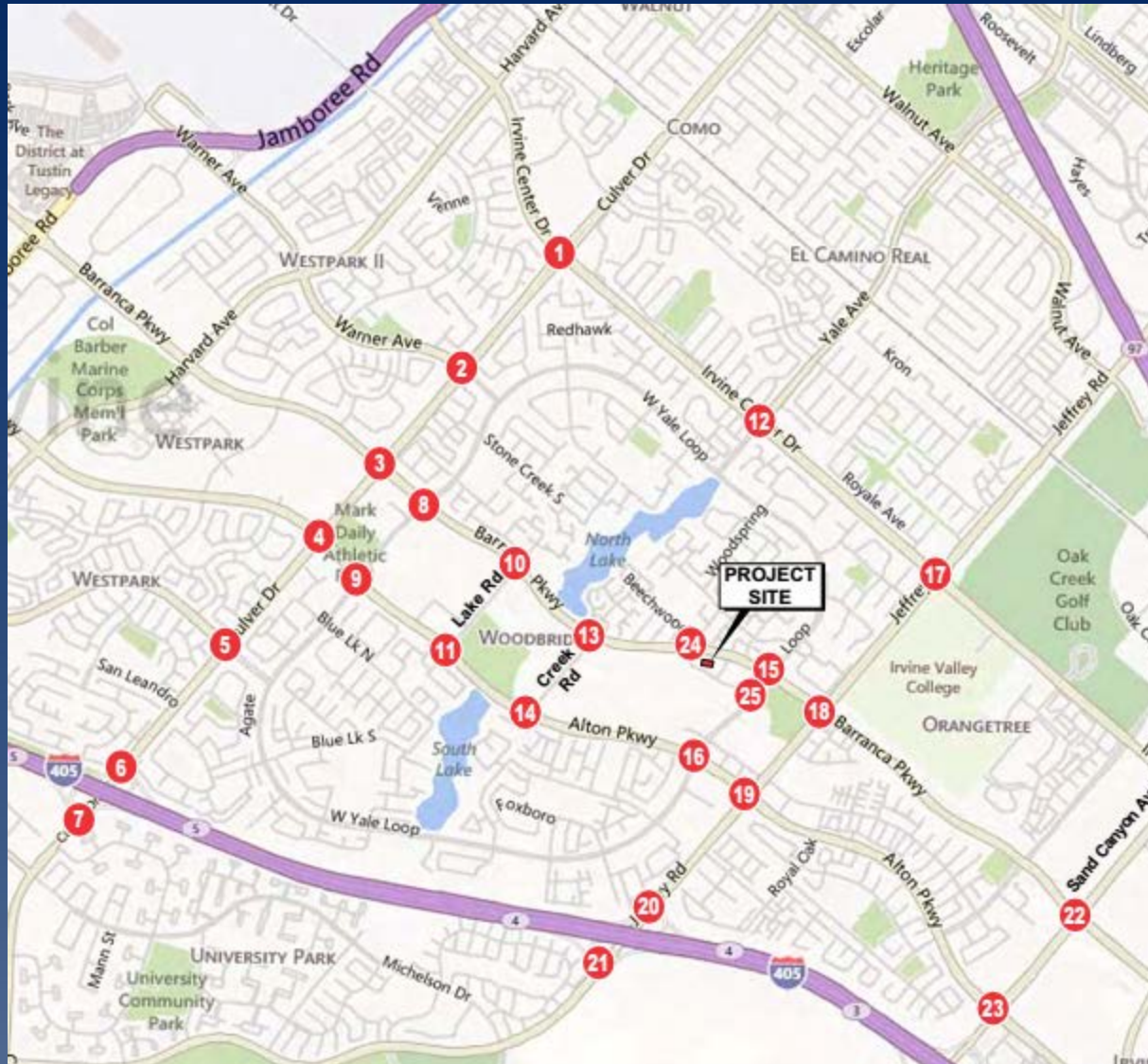
Vehicular Access:

Removes one driveway and relocates easterly Osborn driveway

PROJECT

- Located in the 3.1 Multi-use zoning designation
- Demolishes the existing 16,015 SF building
- Replaces with 46,800 SF medical office building
- A net increase of 30,785 SF medical office uses in Planning Area
- General Plan Amendment and Zone Change (GPA/ZC) required for the net increase within 3.1 Multi-use zoning
- Full Traffic Impact Analysis (TIA) was prepared as part of Draft EIR

STUDY AREA



IMPACT ANALYSIS

Project Trips Analyzed

- 87 a.m., 147 p.m., 1,112 ADT

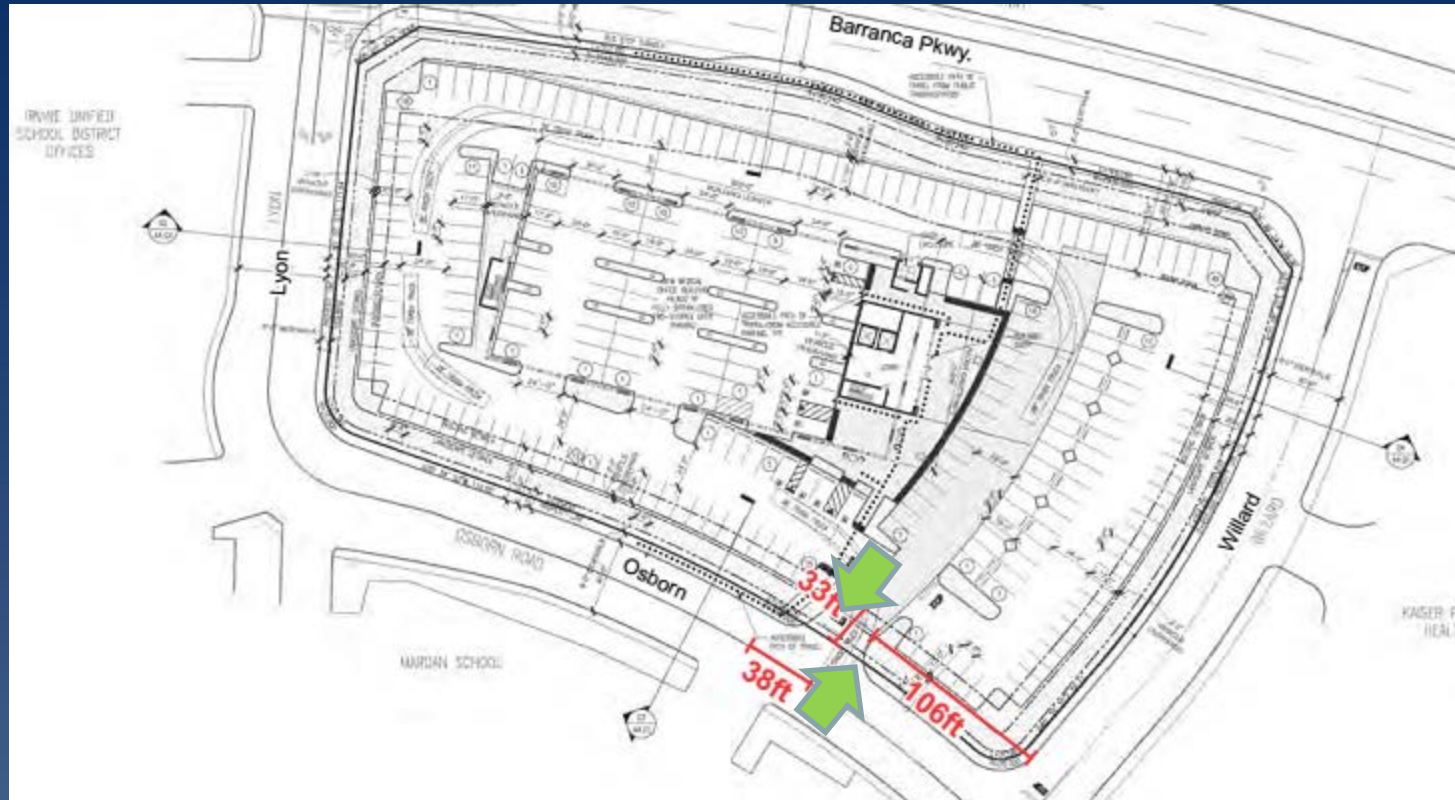
Study Years

- Existing
- Short-term Interim Year
- Long-term Interim Year
- General Plan Build-out Year

Cumulative Analysis

- Pending projects in-progress for each study year

ACCESS LOCATIONS



OPERATIONAL ANALYSIS (TDPs)

- The Transportation Design Procedures (TDPs) analyzed for this project:
 - Left-turn lane pocket lengths
 - Left-turn in/out access
 - Distance between driveways and intersections
 - Signal Warrants
 - Driveway lengths

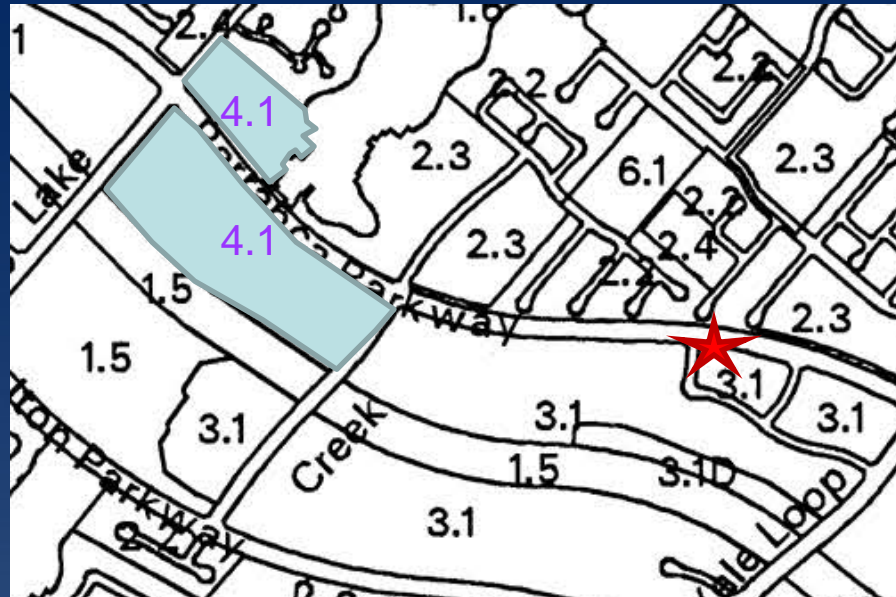
CONCLUSION

- No significant impacts per adopted thresholds and criteria caused by the project for all study years analyzed:
 - No intersection impacts
 - No roadway link impacts
- All applicable TDPs are adequately met and/or are not expected to adversely affect traffic operations:
 - Existing left-turn pocket length on East Yale at Osborn
 - Distance between proposed driveway and nearby driveway on Osborn
 - Internal driveway length for the project driveway

CONCLUSION (cont.)

- Pedestrian, transit and bicycle accessibility incorporated in the project design:
 - On-site pedestrian sidewalks connect to the public street and future off-street trail system
 - Transit facilities accessible from the project via OCTA bus stops within close proximity
 - Project proposes new bus turnout on Barranca
 - Bicycle racks will be provided on-site

ALTERNATIVE CONSIDERED



Transfers 30,785 SF of unused commercial retail within PA 15 commercial zone 4.1 to project site:

- Proposes same 46,800 SF of medical office
- Does not increase overall intensity within planning area
- Results in similar conclusions: no traffic impacts

RECOMMENDATION

- Recommend Transportation Commission approve the Traffic Impact Analysis as part of the Draft Environmental Impact Report for the General Plan Amendment and Zone Change application located at 2 Osborn.