



EXHIBIT 1.3

MEMORANDUM

Public Works Department

To: Elena Sasin
From: Jabra Kasho JK
Date: January 11, 2019
Subject: PRCA Application

The following are transportation findings and conditions associated with the proposed Patricia Reser Center for the Arts and Garage project. Staff find that the design does not adequately provide safe and efficient circulation along SW Rose Biggi Avenue and have identified the following issues:

- The proposal included two ADA sidewalk ramps across SW Rose Biggi Avenue; however the design of the ADA ramp south of the garage entrance appears to conflict with the driveway approach and does not appear to align with the ADA ramp across SW Rose Biggi Avenue. Further an additional ADA ramp is need near the northeast corner of the site connecting to the existing ADA ramp located at the northwest corner of the intersection of SW Rose Biggi Avenue and SW Thayer Lane. Conditions requiring modification of the ADA ramps will address these pedestrian crossing issues.
- The driveway approach proposed for the loading areas and the parking garage may adversely impact the pedestrian connection along SW Rose Biggi Avenue due to width of the driveway approach. The proposal shows a wide approach that exceeds the 40-foot maximum for commercial driveway standard. While an Engineering Design Manual exception will be required, the proposal will need to show how the minimum sidewalk width is provided. The sidewalk will need to be designed to meet ADA standards to ensure adequate space and conditions are provided for all types of pedestrians.
- The truck turning template provided by the applicant does not factor changes to the design of the access point to the loading areas and the

parking garage. To ensure adequate space is provided for trucks to access the site, staff requires an updated truck turning plan.

Staff has provided additional conditions of approval below to address issues of pedestrian connection and truck access associated with the proposed development. By meeting the conditions of approval, the proposal should provide safe and efficient pedestrian connection in the area.

Therefore, the following conditions of approval are to be incorporated with the other facilities review conditions:

A. Prior to issuance of the site development permit, the applicant shall:

- Provide an ADA sidewalk ramp along the eastern side of SW Rose Biggi Avenue, near the northwest corner of the subject site to align with the sidewalk ramp located at the northwest corner of SW Rose Biggi Avenue and SW Thayer Lane. (Transportation/JK)
- Show the an ADA sidewalk ramp along the eastern side of SW Rose Biggi Avenue, near the south of the parking garage entrance is aligned with the sidewalk ramp located at the southwest corner of SW Rose Biggi Avenue and SW Thayer Lane and does not conflict with the driveway approach for the proposed building. (Transportation/JK)
- Show the public sidewalk along SW Biggi Avenue are a minimum width of 10 feet and are ADA accessible. (Transportation/JK)
- Show an engineering design exception for driveway spacing and/or length has been approved for the access point to the loading area and parking garage. (Transportation JK)
- Provide an updated truck turning plan showing how truck can access for all proposed loading areas. (Transportation/JK)