

**RESPONSE TO THE BUREAU OF DEVELOPMENT SERVICES  
LAND USE REVIEW REQUEST**

**Portland Transportation  
Development Review  
Bureau of Transportation Engineering & Development**

LU: 06-154964-000-00-LU Date: September 7, 2006  
To: Sylvia Cate, Bureau of Development Services, B299/R5000  
From: Jamie Jeffrey, B106/800, 503-823-5165  
Applicant: 558637 British Columbia Limited \*Shawn Fujiki\*  
558637 BRITISH COLUMBIA LIMITED  
201-11120 HORSESHOE WAY  
RICHMOND BC V7A 5H7  
Location: 2800 NE 82ND AVE  
TYPE OF REQUEST: Type 3 procedure CU - Conditional Use

**DESCRIPTION OF PROJECT**

Proposed multi-building commercial/retail 240,000 sq. ft. development with 4 buildings. Request to increase allowed retail uses in the EG Zone from max. 60,000 sq. ft. and reduce the front setback from 25' to 15' on NE 82nd Ave.

**RESPONSE**

Portland Transportation/Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

The following items are needed in order for Portland Transportation to provide a recommendation on this proposal:

1. The crash history needs to include the latest 4-year period to match the City's High Collision List. As shown the crash rate cannot be compared to the City's crash rate basis. In addition, the crash data discussion needs to be expanded to include where the rearend crashes are occurring and whether this use is expected to add to those movements.
2. The applicant should confirm whether the Shopping Center is the most intensive trip use in ITE. Although the small uses could be described as a shopping center for purposes of trip generation, a 185,000 s.f. box retail wouldn't seem to quite fit into the shopping center description. However, if it's the highest trip generator, then it's a reasonable assumption.

If there are any questions about the information noted above, please contact me at [jamie.jeffrey@pdxtrans.org](mailto:jamie.jeffrey@pdxtrans.org).