

**Appendix 10a Supplemental Alternatives Traffic  
Evaluation [New]**



August 3, 2011

Ms. Carrie Garlett  
ATKINS  
12301 Wilshire Boulevard, Suite 430  
Los Angeles, CA 90025

**Subject:       Huntington Beach Senior Center Supplemental Alternatives Traffic Evaluation  
(Revised)**

Dear Ms. Garlett:

### **INTRODUCTION**

Urban Crossroads, Inc. is pleased to provide this revised qualitative supplemental traffic evaluation of the various project alternative sites (locations) being contemplated for the Huntington Beach Senior Center. Exhibit A depicts the locations of the various site alternatives, along with the proposed site located west of Goldenwest Street opposite Talbert Avenue. The report has been updated to include the “Cove” property alternative site and to address other comments provided by the project team. The following alternative sites are evaluated in this supplemental letter report:

- Alternative Site 1 – Park View School
- Alternative Site 2 – LeBard School
- Alternative Site 3 – Kettler School
- Alternative Site 4 – Magnolia Oil Tanks
- Alternative Site 5 – Rodgers Senior Center
- Alternative Site 6 – Cove Property

Each alternative site is evaluated qualitatively in the remainder of this supplemental letter report. The trip generation and traffic added to the arterial roadway system is expected to remain constant, regardless of the site. Given similar levels of traffic being added to the arterial roadway system, impacts to the arterial roadway system are expected to be similar. Criteria considered during the evaluation therefore include location within the City of Huntington Beach, local access to the site, types of land use(s) adjacent to each site, and the ability to provide adequate parking in close proximity to the Senior Center.

### **ALTERNATIVE SITE 1 – PARK VIEW SCHOOL**

The Park View School site is shown on Exhibit B. Park View School is currently vacant. This site is located east of Goldenwest Street and south of Heil Avenue. Park View School is located north of the proposed project site and is less centrally located compared to the proposed project site. The site is located within a neighborhood comprised primarily of multiple family residential units whose residents are likely to perceive the traffic associated with the proposed Senior Center as having a negative impact. The site is also located adjacent to the Murdy Community Center, which is a compatible type of land use. There are also baseball / softball fields adjacent to this alternative site that would be generally compatible with the Senior Center, although parking would need to accommodate the demands of both uses.

Access to the Park View School site would occur via Sabot Lane (north to Heil Avenue), Maddox Drive (west to Goldenwest Street) and Norma Drive (also west to Goldenwest Street). All three of these local streets have residential uses adjacent to them, rendering access to the Park View School site less desirable than access to the proposed project site from the perspective of potential conflicts between visitors to the Senior Center and residents along the adjacent streets. From a traffic operations perspective, access to this location is adequate. Traffic impacts to the adjacent arterial roadway system would be expected to be similar to the impacts identified for the proposed project location west of Goldenwest Street, opposite Talbert Avenue.

Although there are a number of paved areas (including parking lots and playground areas) that could be utilized / converted for parking purposes, it is likely that some patrons of the Senior Center would park on-street along Tunstall Lane and / or Maddox Drive, which front this alternative project site. This would potentially impact residents of the multi-family residential units that are also adjacent to these streets.

Based on the location, adjacent uses, local access, and parking, the Park View School alternative site is inferior to the proposed project site.

### **ALTERNATIVE SITE 2 – LEBARD SCHOOL**

Exhibit C depicts the location of the Lebard School alternative site. This alternative site is also currently vacant. This site is located east of Brookhurst Street, opposite the terminus of Indianapolis Avenue. The site is located in the far southeast corner of the City of Huntington Beach. This site would require most

residents of the City of Huntington Beach to travel a longer distance to utilize the Senior Center and is inferior in terms of location.

The Lebard School site alternative is located within a single-family residential neighborhood, directly adjacent to single-family homes. There are also baseball / softball fields adjacent to this alternative site that would be generally compatible with the Senior Center. Again, parking would need to be provided that would be adequate to accommodate the demands of both uses. Access to the site is only available via local residential streets. The nearest street providing access to the arterial roadway system is Crailet Drive. Traffic wishing to access Adams Avenue would most need to utilize Craimer Lane, Meredith Drive (which also provides access to Brookhurst Street), and Lawson Lane. A number of other streets also provide access to the site. The location of this site within the heart of a residential neighborhood would be likely to result in an increase in traffic complaints, violations of traffic control devices (e.g. "rolling stops") and potential conflicts between pedestrians / neighborhood children and vehicular traffic.

Parking is already provided both in front of the facility and in areas that were formerly playgrounds to serve the adjacent athletic facilities (ball fields and tennis courts). Parking competition could be an issue during times when the athletic fields are experiencing peak demands.

The Lebard School alternative site is also inferior in terms of location, adjacent uses, local access, and parking.

### **ALTERNATIVE SITE 3 – KETTLER SCHOOL**

The third site alternative is Kettler School. The Kettler School alternative site is also vacant at this time. It is anticipated that the existing buildings would be reused. This site is located south of Atlanta Avenue and west of Magnolia Street. The Kettler School alternative site is presented on Exhibit D. The site is located well towards the south edge of the City and would again require most residents of the City of Huntington Beach to travel a longer distance to utilize the Senior Center.

This site has single-family residential development on 3 of 4 sides, with ball fields and the Edison Community Center located to the south. Direct access to the site is currently only provided from Dorsett Drive. Under the current access scenario, traffic would be required to use at least two local streets to access the site. Traffic to and from the north (from Atlanta Avenue) would need to use Miramar Lane and

Dorsett Drive to access the site. Traffic to and from the east (Magnolia Street) would need to use Stilwell Drive, Poston Lane, and Dorsett Drive to access the site. Local access impacts could be partially mitigated by extending Stilwell Drive west to provide more direct access to the site from Magnolia Street.

The existing parking lot for this school is located in front of the buildings and between Dorsett Drive and the buildings. Some of the currently paved areas located south of and directly adjacent to the buildings could also be converted to parking if needed. The proximity of the potential parking area(s) for this site to the buildings indicate that the desire to park on-street and interfere with neighborhood parking would most likely be minimized at this alternative site. However, if inadequate parking is provided, some visitors to the Senior Center could park along local residential streets (such as Stilwell Drive or Dorsett Drive), which would be considered undesirable by residents of these streets.

Based on this qualitative review, the Kettler School alternative site is inferior in terms of location, local access, and adjacent uses.

#### **ALTERNATIVE SITE 4 – MAGNOLIA OIL TANKS**

The Magnolia Oil Tanks site alternative is shown on Exhibit E. This site is also located in the far southeast corner of the City of Huntington Beach, similar to Alternative Site 2 (Lebard School), and would again require most residents of the City of Huntington Beach to travel a longer distance to utilize the Senior Center.

The Magnolia Oil Tanks is located directly adjacent to Magnolia Street and could be provided with access directly from Magnolia Street (at the current access near the north end of the site) and / or an extension of Banning Avenue. Access is therefore similar to the access available for the proposed site. If access was provided at the location of the current access, some on-street parking on the west side of Magnolia Street could be removed to provide adequate sight distance. Providing access via an additional (new) primary access at the west leg of the intersection of Magnolia Street (NS) and Banning Avenue (EW) is preferable.

Adjacent land uses consist of industrial or open space (e.g., flood channel / wetlands) uses, with the nearest residential uses being located on the opposite side of Magnolia Avenue. The directly adjacent land uses are therefore compatible with the potential use of this site for the Senior Center. Similarly, the site is

large enough that on-site parking could be provided in the form of a surface parking lot, similar to the proposed project site.

#### **ALTERNATIVE SITE 5 – RODGERS SENIOR CENTER**

The next alternative site considered in this letter report is an expansion of the existing Rodgers Senior Center. The location of this alternative site is presented in Exhibit F. This site is located north of Orange Avenue, south of Pecan Avenue, west of 17<sup>th</sup> Street, and east of 18<sup>th</sup> Street in the downtown area of the City of Huntington Beach. Although this site is relatively centrally located in terms of the east-west center of the City, the site is also located near the south end of the community and would again be expected to require more residents to travel a longer distance than the proposed project site.

Although this alternative site is served by two arterial roadways (17<sup>th</sup> Street is a Major Arterial and Orange Avenue is a Secondary Arterial per the City of Huntington Beach Circulation Element), it is also adjacent to two local streets (Pecan Avenue and 18<sup>th</sup> Street) and some traffic intrusion onto the local street system would be expected. It is also possible that the proposed project would intensify traffic to the point where a traffic signal could be required at the intersection of 17<sup>th</sup> Street and Orange Avenue, which is currently STOP controlled on all approaches.

Although this site is located in the downtown area of the City of Huntington Beach, it is also directly adjacent to residential land uses on three sides. Therefore, the potential for traffic issues related to land use incompatibility also exist for this alternative site.

Finally, expansion of the existing Rodgers Senior Center to the size of the proposed project would affect the existing on-site parking. A more expensive solution such as a parking structure being incorporated into a multi-story building would be needed to accommodate the anticipated parking demand for the proposed project. Although not insurmountable, the increased cost would render the parking solution at this site inferior to the surface parking for the proposed project alternative.

#### **ALTERNATIVE SITE 6 – COVE PROPERTY**

The final alternative site considered in this letter report is the Cove property. The location of this alternative site is presented in Exhibit G. This site is located at the northeast corner of Gothard Street and Garfield

Avenue. This alternative site is slightly less centrally located compared to the proposed project site. Residents would need to travel a slightly longer distance to this site compared to the proposed project site.

This alternative site is adjacent to two arterial roadways (Gothard Street and Garfield Avenue), however access is provided via Seagate Drive and Promenade Parkway. These roadways are Collector roadways without residential frontage and would provide adequate and appropriate access.

Residential land uses are directly adjacent to this site on the north and east sides. Therefore, people entering and exiting the site and their vehicles throughout the day would result in the potential for traffic issues related to land use incompatibility for this alternative site.

Finally, there appears to be adequate space on-site to provide for sufficient parking to avoid any potential parking issues for this alternative location.

### **SUMMARY AND CLOSING**

Table 1 summarizes the alternative site traffic evaluation. Each of the alternatives evaluated is inferior to the proposed project site in some way. The Magnolia Oil Tanks site alternative is nearly as good as the proposed project site, with only the location within the overall City of Huntington Beach being less centralized (and therefore less desirable) from a transportation perspective. Each other alternative location is inferior in at least two of the traffic evaluation criteria applied in this analysis.

Urban Crossroads, Inc. is pleased to provide this evaluation for your use. Please feel free to contact me at (949) 660-1994, extension 210, if you have any questions regarding this analysis.

Respectfully submitted,

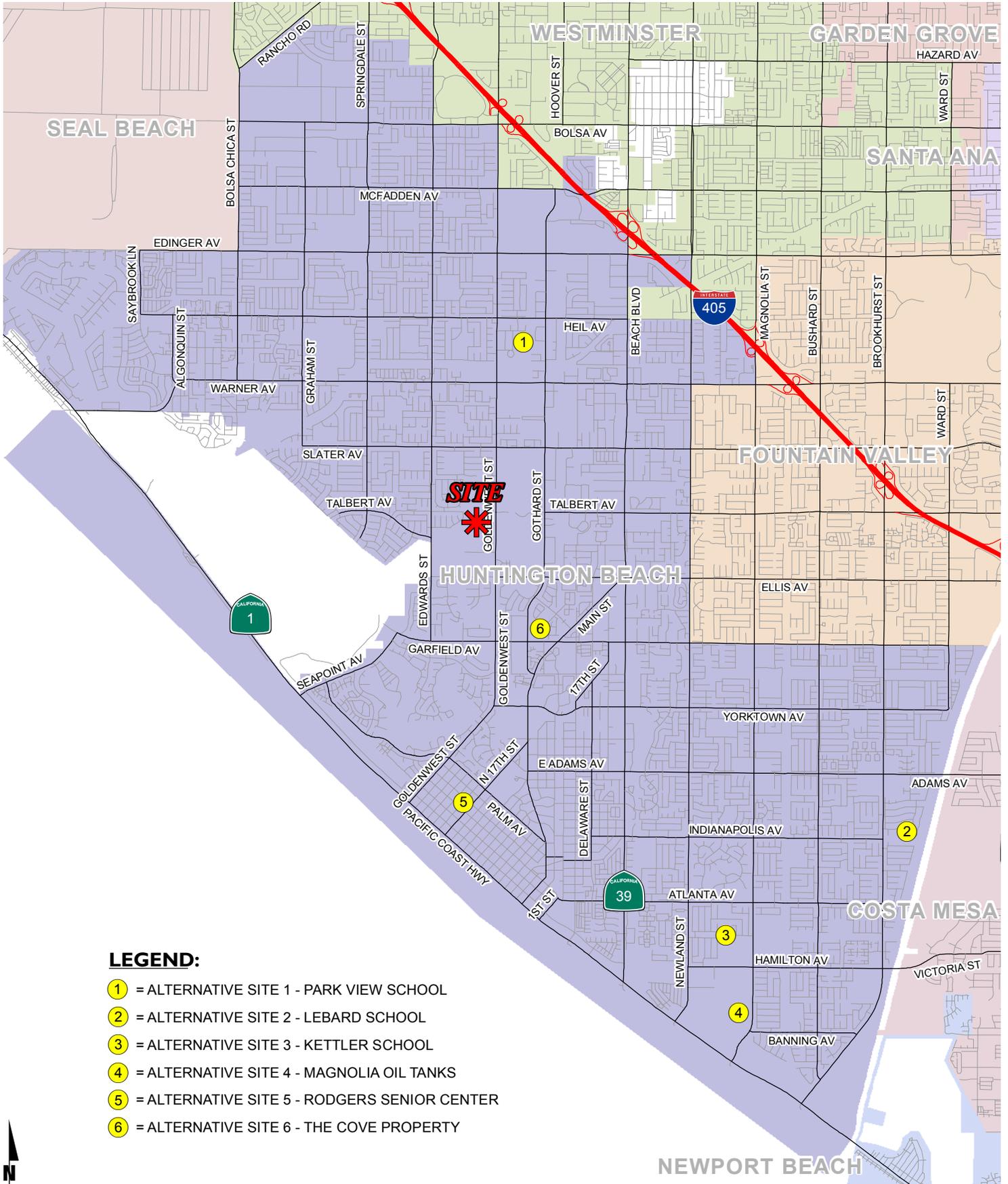
URBAN CROSSROADS, INC.



Carleton Waters  
Principal

CW:rd  
JN: 04540-10 Suppl Alt Analysis (Rev).doc  
Attachments

# PROJECT ALTERNATIVE LOCATIONS



**LEGEND:**

- ① = ALTERNATIVE SITE 1 - PARK VIEW SCHOOL
- ② = ALTERNATIVE SITE 2 - LEBARD SCHOOL
- ③ = ALTERNATIVE SITE 3 - KETTLER SCHOOL
- ④ = ALTERNATIVE SITE 4 - MAGNOLIA OIL TANKS
- ⑤ = ALTERNATIVE SITE 5 - RODGERS SENIOR CENTER
- ⑥ = ALTERNATIVE SITE 6 - THE COVE PROPERTY



# ALTERNATIVE SITE 1 - PARK VIEW SCHOOL



# ALTERNATIVE SITE 2 - LEBARD SCHOOL

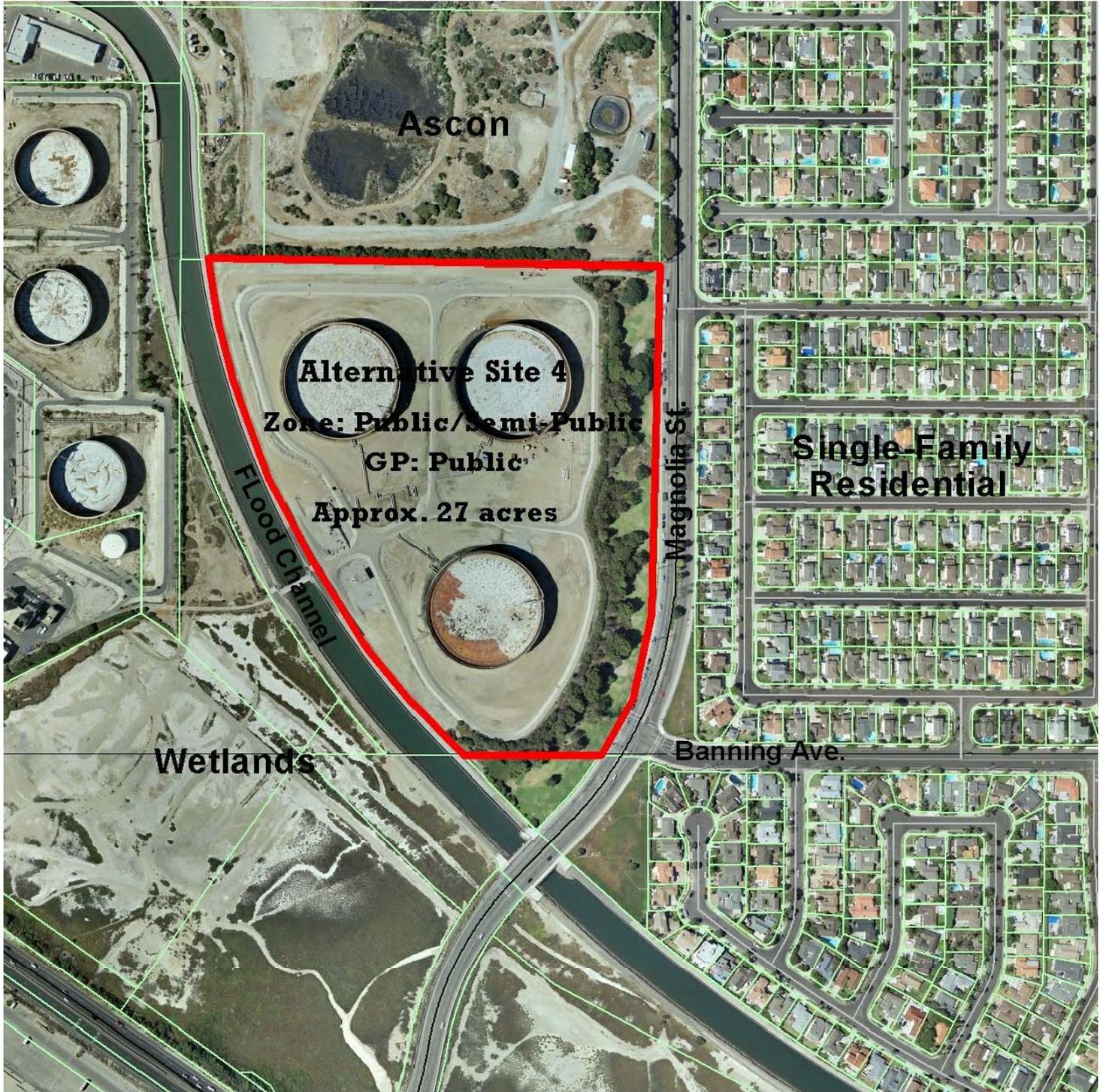
(To Adams Av. via Meredith Dr. & Lawson Ln.)



EXHIBIT D  
**ALTERNATIVE SITE 3 - KETTLER SCHOOL**



# ALTERNATIVE SITE 4 - MAGNOLIA OIL TANKS



# ALTERNATIVE SITE 5 - RODGERS SENIOR CENTER



# ALTERNATIVE SITE 6 - THE COVE PROPERTY



**TABLE 1**

**ALTERNATIVE SITE TRAFFIC EVALUATION SUMMARY**

SITE	CRITERIA <sup>1</sup>			
	LOCATION	LOCAL ACCESS	ADJACENT USES	PARKING
1 - Park View School	-	-	-	-
2 - Lebard School	--	--	--	-
3 - Kettler School	--	- / -- <sup>2</sup>	--	=
4 - Magnolia Oil Tanks	--	=	=	=
5 - Rodgers Senior Center	-	-	-	-
6 - Cove Property	-	=	-	=

<sup>1</sup> Criteria Legend:

-- Much Worse

- Worse

= Same

+ Better

++ Much Better

<sup>2</sup> Local access impacts could be partially mitigated by extending Stilwell Drive west to provide more direct access to the site from Magnolia Street.