

CITY TRAFFIC ENGINEER'S REPORT

ISSUE NO. TC 767

Parking Revisions on SW Lloyd Avenue between Canyon Road and Henry Street

December 18, 2017

Background Information

Mr. Randolph Lake, owner of the property at 13095 SW Canyon Road, requested the removal of the parking restrictions on the west side of SW Lloyd Avenue. This would allow employees and customers to use the street for overflow parking (see attached request). He indicated that adjoining businesses have limited parking and occasionally use the parking lot on his property.

Currently, parking on the east side of SW Lloyd Avenue is allowed for two hours between 7 a.m. and 6 p.m. Monday through Friday and without any time restrictions outside these hours. Parking on the east side of the street is not allowed at any time. The pavement width of SW Lloyd Avenue is 32 feet and is classified as a Local Street. There are several commercial driveways on both sides of the street. A traffic count taken in December 2017 showed that Lloyd Street carries approximately 700 vehicles per day. There were no reported crashes on SW Lloyd Avenue during the most recent 3 years of available crash data.

Under the current standards of the City's Engineering Design Manual, to allow parking on both sides of a local street, the pavement width must be at least 34 feet for streets that carry more than 500 vehicles per day and at least 28 feet for streets that carry less than 500 vehicles per day. It appears the pavement width of Lloyd Avenue falls between these two values for allowing parking on both sides of the street.

Due to the low traffic volume on Lloyd Avenue and the number of driveways on the street, staff is proposing to remove the parking restrictions on the west side of SW Lloyd Avenue between Canyon Road and Henry Street. Parking near the driveways will be restricted for approximately 20 feet on each side of the driveways.

Applicable Criteria

The applicable criterion from Beaverton Code 6.02.060A is:

- 1a (provide for safe vehicle, bicycle and pedestrian movements);
- 1b (help ensure orderly and predictable movement of vehicles, bicycles and pedestrians);
- 1d (accommodate the parking needs of residents and businesses in a safe and equitable fashion).

Conclusions:

- Due to the low volume of traffic on SW Lloyd Avenue and the number of driveways on the street, removing the parking restrictions on the west side of the street would maintain safe and predictable movement of traffic satisfying Criteria 1a and 1b.
- Allowing parking on the west side of the street would accommodate the parking needs of businesses by allowing employees and customers to use the street for overflow parking, satisfying Criterion 1d.

Recommendation:

- Remove the parking restrictions on the west side of SW Lloyd Avenue between Canyon Road and Henry Street.

SW HENRY ST

TC # 767





1" = 75'

SW LLOYD AVE

PROPOSED "NO PARKING ZONE" REMOVAL

EXISTING 2 HOUR PARKING
BETWEEN 7AM & 6AM
MONDAY - FRIDAY

SW CANYON RD

-  EXISTING 2 HOUR PARKING 7AM - 6PM MONDAY - FRIDAY
-  PROPOSED "NO PARKING ZONE" REMOVAL

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Parking Revisions on SW Lloyd Ave.
Between Canyon Rd. & Henry St.

ENGINEERING DEPARTMENT
TRANSPORTATION DIVISION

Drawn By: GO Date: 12/15/17

Reviewed By: _____ Date: _____

Approved By: _____ Date: _____

Jabra Khasho

From: Overeasing <overeasing@aol.com>
Sent: Thursday, October 26, 2017 2:40 PM
To: Jim Brink
Cc: Jabra Khasho; Lili.D.BOICOURT@odot.state.or.us
Subject: Re: Request for Parking on West Side of Lloyd Ave

Jim,
Your request for additional information regarding a request for parking on West Side of LLOYD St. has been referred to me as property owner of 13095 SW Canyon Rd. The property is leased to Oregon Restaurant Concepts.

This request is made due to a longstanding burden the property has suffered from reluctantly sharing our *private* property's parking with adjoining business and their customers and employees. Our tenants and their patrons have suffered as well.

The adjoining businesses have limited parking. They have consistently used our parking for their deliveries, employees, and customer convenience.

Oral history tells of turf battles over parking. Threats of towing have occurred in the recent past.

Parking on the west side of Lloyd St. would allow for customer overflow parking and employees both.

The City of Beaverton can support and assist these local small businesses succeed by allowing parking on the west side of Lloyd St.

Thank you for your consideration. Please feel free to contact me at 503-319-8148, should you have questions.

GRL Inc.
Randolph Lake, President
Property Owner: 13095 SW Canyon Rd.

Mailing Address: 2819 SE Maple St. Hillsboro, OR

MEMORANDUM

Beaverton Police Department



DATE: December 21, 2017

TO: Jabra Khasho, City Transportation Engineer

FROM: Sergeant Steve Schaer

SUBJECT: Traffic Commission Issues No. TC 767

On review of the City Traffic Engineer's report, and my visitation of the location, I concur with the Traffic Engineer's recommendation to remove the parking restrictions on the west side of SW Lloyd Avenue between Canyon Road and Henry Street.

Sgt Steve Schaer