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401 East Chapman Avenue – Placentia, California 92870

April 18, 2017

Orange County Transportation Authority  
Attn: Carolyn Mamaradlo, Senior Transportation Analyst  
550 S. Main Street  
Orange, CA 92868

**SUBJECT:** Amendment to Master Plan of Arterial Highways – Crowther Avenue

Dear Ms. Mamaradlo:

This letter shall serve as the City of Placentia's request to initiate proceedings with the Orange County Transportation Authority (OCTA) to amend the Master Plan of Arterial Highways (MPAH). Specifically, Crowther Avenue between Placentia Avenue and the eastern City Limits is currently designated on the MPAH as a secondary, 4-lane undivided roadway. The City proposes to reclassify this segment of Crowther Avenue as a two-lane divided roadway. The existing roadway configuration on Crowther provides for two eastbound traffic lanes and one westbound traffic lane.

The City is currently in the process of preparing a zone text amendment to allow for new high-density Transit Oriented Developments (TOD) along Crowther Avenue between the 57 Freeway and Cameron Street in conjunction with the City's and OCTA's planned construction of a new Metrolink Station and parking structure. As a condition of development, the City will require developers along the north side of Crowther to dedicate public right-of-way to provide for a wider street and sidewalks. The City proposes to develop a final roadway configuration that provides for one traffic lane in each direction, 6' Class II bike lanes, and a 9' sidewalk. In addition, a 10' wide landscaped median and on street parking with landscaped bulb-outs is also proposed. The total right-of-way will measure 77' in width. Although permanent improvements and modifications to the roadway are proposed, there is sufficient right-of-way to provide for a four-lane roadway on Crowther Avenue between Placentia Avenue and Melrose Street by eliminating on-street parking, should future traffic counts necessitate adding two additional travel lanes.

The City respectfully requests consideration by OCTA to amend the MPAH by reclassifying Crowther Avenue between Placentia Avenue and the eastern City Limits as a two lane divided roadway. The traffic analysis for this proposed change has been completed as part of the environmental review and analysis being conducted for the re-zoning effort.

The Crowther Avenue Segment Analysis for Existing 2016 with Project is expected to operate at LOS A for the two-lane alternative. Opening Day 2018 with Project analysis indicates this segment is expected to operate at LOS A, also for the two-lane alternative. The segment analysis for Future Buildout 2035 Conditions with Project, based on OCTAM traffic volume projections, indicates LOS C/D for this segment.

Year 2035 daily volumes for Crowther Avenue is forecasted at 16,000 ADT with a trip cap of 22,000 ADT for a two-lane divided roadway. However traffic patterns along Crowther Avenue have remained fairly constant over the past decade. Recently obtained traffic count data on Crowther Avenue indicates approximately 5,000 daily vehicle trips. Grade separation projects recently completed on either end of Crowther Avenue have improved traffic circulation throughout this corridor. In addition, the nature of the development proposed for the TOD zone will not generate significant traffic volumes as the residential building products offered in this zone will be geared towards those people who prefer to live in close proximity to mass transit thus minimizing anticipated traffic volume increases. However, the City can "right-size" the roadway back to a four-lane roadway at that time by eliminating on-street parking and landscaped bulb outs should future traffic volumes warrant this change. The conversion from a two-lane facility to a four-lane facility can be accommodated since both alternatives have the same right-of-way and roadway widths.

The City is eager to work with OCTA and the Cities of Fullerton and Anaheim on this MPAH amendment process and we are available to lend any assistance in that endeavor. The City of Placentia appreciates OCTA's assistance in this matter and should you have any questions regarding the City's proposal, please feel free to contact me any time at (714) 993-8120.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Luis Estevez', is written over a horizontal blue line.

Luis Estevez,  
Director of Public Works