

# APPENDIX J12

## SITE ACCESS ALTERNATIVES ASSESSMENT MEMORANDUM

June 2, 2017

Mr. Ned Sciortino  
Hillwood  
901 Via Piemonte, Ste. 175  
Ontario, CA 91764

**SUBJECT: GATEWAY SOUTH BUILDING 4 SITE ACCESS ALTERNATIVES ASSESSMENT MEMORANDUM**

Dear Mr. Ned Sciortino:

Urban Crossroads, Inc. is pleased to submit this Site Access Alternatives Assessment Memorandum for the Gateway South Building 4 (“Project”) located in the City of San Bernardino. The purpose of this memorandum is to assess a third access alternative for the Project which is proposed to consist of 60-foot wide private street access easement containing 40 feet of pavement plus shoulders approximately 80 feet north of Dumas Street between Washington Avenue and the Project’s proposed interim off-site access roadway which was analyzed as Alternative Access 1 in the Gateway South Building 4 Traffic Impact Analysis (April 6, 2017, referred to as “Traffic Study”).

The recommended site-adjacent roadway improvements for the Project are described below. These improvements need to be incorporated into the project description prior to Project approval or imposed as conditions of approval as part of the Project approval. Exhibit 1 illustrates the site-adjacent roadway improvement recommendations.

Exhibit 1-3 also illustrates the on-site and site adjacent recommended roadway lane improvements. Construction of on-site and site adjacent improvements are recommended to occur in conjunction with adjacent Project development activity or as needed for Project access purposes.

A driveway (Driveway 2) is proposed on Waterman Avenue via the existing western extension of Park Center Drive. This driveway is proposed to allow for full access and would serve both trucks and passenger cars. Traffic signal modification will be required to accommodate the increased curb radius for truck access.

There are 3 alternative access points contemplated for along Washington Avenue. The first alternative assumes access directly on Washington Avenue, north of Dumas Street (Driveway 1), and the second assumes access onto Washington Avenue via a southern extension of Washington Avenue at Dumas Street.

Similar to the first alternative, the third alternative assumes access directly on Washington Avenue, north of Dumas Street, at approximately 80 feet north of Dumas Street (Driveway 1A). The peak hour intersection operations and level of services (LOS) at the intersection of Washington Avenue and Driveway 1A will be the same as LOS for the intersection of Washington Avenue and Driveway 1 presented in the Traffic Study.

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It is our understanding that this driveway would serve trucks only and trucks would not utilize Dumas Street to the east of Washington Avenue. Trucks are anticipated to utilize Washington Street between Orange Show Road and Dumas Street. Wherever necessary, roadways adjacent to the Project, site access points and site-adjacent intersections will be constructed to be consistent with the identified roadway classifications and respective cross-sections in the City of San Bernardino General Plan Circulation Element.

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the Project site.

Sight distance at each project access point should be reviewed with respect to standard Caltrans and City of San Bernardino sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

### **TRUCK ACCESS AND CIRCULATION**

Due to the typical wide turning radius of large trucks, a truck turning template has been overlaid on the plan at Driveway 1A anticipated to be utilized by heavy trucks in order to determine appropriate curb radii and to verify that trucks will have sufficient space to execute turning maneuvers. The truck turning templates prepared for the Project are shown on Exhibit 2. Driveway 1A on Washington Avenue would need to be designed with a 50-foot curb radius on the northwest corner in order to accommodate the turning radius of a WB-67 truck.

If you have any questions, please contact me directly at (949) 336-5992.

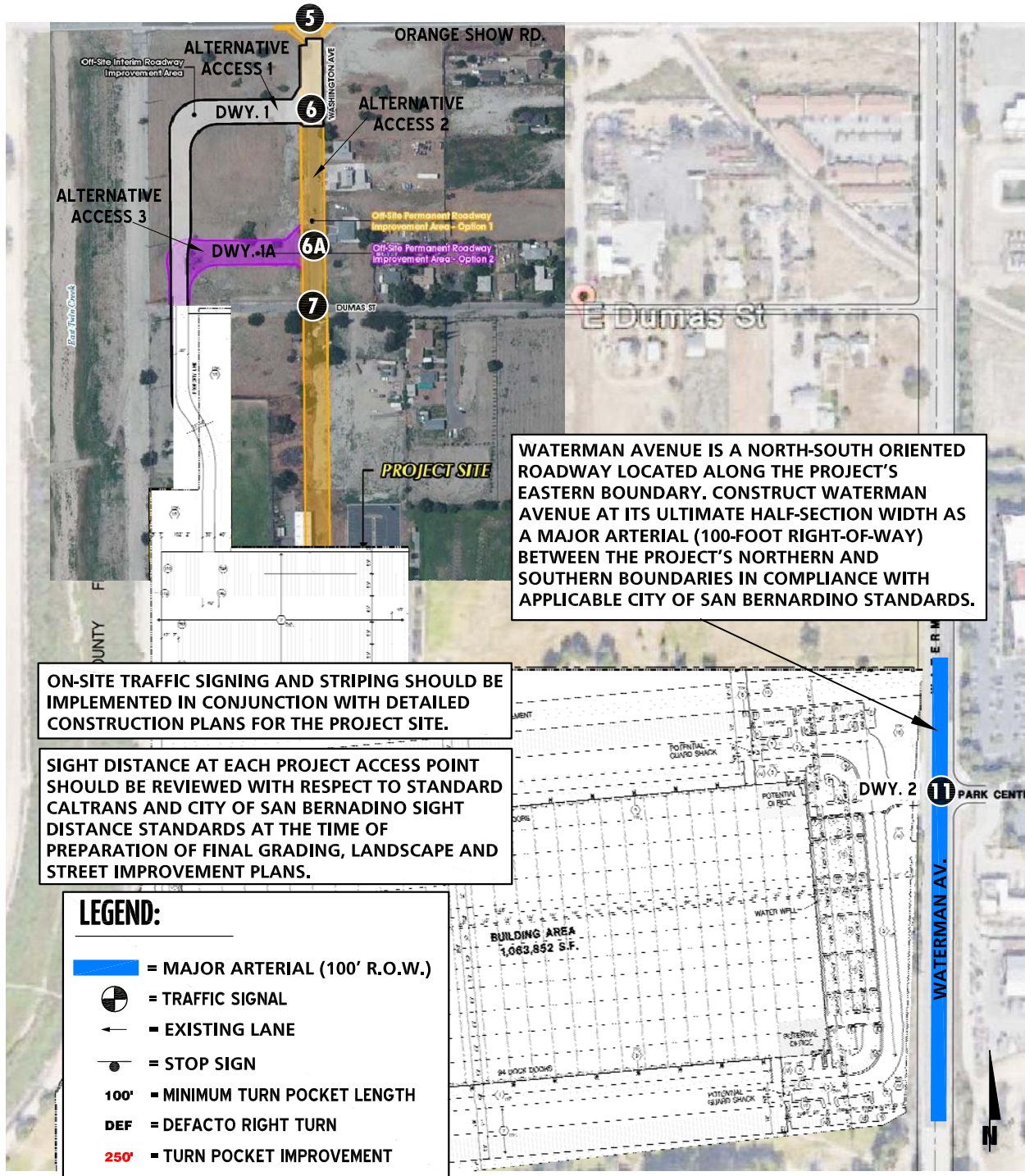
Respectfully submitted,

URBAN CROSSROADS, INC.



Pranesh Tarikere, PE  
Senior Engineer

**EXHIBIT 1: SITE ACCESS AND SITE ADJACENT ROADWAY RECOMMENDATIONS**



ALTERNATIVE ACCESS 1		ALTERNATIVE ACCESS 2		ALTERNATIVE ACCESS 3	
5 S. Washington Av. & W. Orange Show Rd.	6 S. Washington Av. & Dwy. 1	7 Washington Av. & Dumas St.	7 Washington Av. & Dumas St.	6A S. Washington Av. & Dwy. 1A	7 Washington Av. & Dumas St.
				11 S. Waterman Av. & Dwy. 2 / Park Center Dr.	

EXHIBIT 2: TRUCK ACCESS

