



Staff Report

DISCUSSION AND DIRECTION ON FLASHNER LANE AND THE BELMONT VILLAGE DRIVEWAY AT RALSTON AVENUE

Honorable Mayor and Council Members:

Summary

This report provides information regarding vehicle use of Flashner Lane and the driveway immediately adjacent to the Emmett House into the Belmont Village. The Council is requested to provide direction to staff on potential ingress and/or egress restrictions at each of the locations.

Background

Flashner Lane is a public street located approximately 60 feet west of El Camino Real on Ralston Avenue. The street wraps around the Blockbuster building and parking lot and intersects with El Camino north of the parking lot. The roadway is 20 feet in width. The following summarizes the average daily traffic (ADT) volumes on Flashner Lane at Ralston Avenue:

Northbound Traffic (entering the Walgreen's lot)	650 ADT
Southbound Traffic (exiting from the Walgreen's lot)	915 ADT

The Belmont Village driveway is a privately owned driveway that provides ingress and egress to the Belmont Village parking lot. The driveway is 25 feet in width. The following summarizes the average daily traffic (ADT) volumes of the driveway:

Northbound Traffic (exiting Belmont Village)	390 ADT
Southbound Traffic (entering Belmont Village)	260 ADT

The review of the collision history on Ralston Avenue in the area of both Flashner Lane and the Belmont Village driveway indicates that there have been 13 collisions over the last 5 years. There were 4 sideswipes, 3 rear end, 3 broadsides, 2 bicycle, and one pedestrian type of collisions.

Discussion

The minimum desired distance between an intersection and a driveway is 100 feet. A driveway located closer than 100 feet can adversely affect the overall operation of the intersection as the result of vehicles entering and exiting the driveway.

Flashner Lane:

Flashner Lane is 60 feet from El Camino Real. The curb returns have an 8 foot radius. There are two significant problems associated with this street. Vehicles entering Flashner Lane from Ralston are often blocked by vehicles exiting from Flashner. The vehicles that are blocked queue up in the number two (curb) lane on Ralston. This queue often backs traffic into the intersection of El Camino and reducing the capacity of the street. The prevailing speeds on Ralston Avenue further make this a potential dangerous situation.

Vehicles making left turns as they exit Flashner Lane have to travel across a minimum of the two westbound lanes if they want to make a left turn at El Camino; a minimum of four lanes if they want to travel eastbound on Ralston across El Camino; and 6 lanes if they want to make a right turn at El Camino and travel south. Frequently the vehicle queues of traffic waiting at the traffic signal extend past Flashner Lane. There are times when vehicle drivers force the issue and merge into the existing queues. The longer vehicles exiting have to wait just exacerbates the previous problem of vehicles trying to enter Flashner Lane from Ralston Avenue.

The following are possible solutions to mitigating the traffic problems associated with Flashner Lane:

1. **Close Flashner Lane to all traffic at Ralston and vacate Flashner Lane:** This will eliminate all the traffic problems associated with Flashner Lane. The existing traffic using Flashner would be relocated to other driveways servicing the retail stores on the north side of Ralston. The vacation of Flashner Lane would remove the responsibility of maintaining this roadway that serves as an aisle for the existing parking lot.
2. **Convert Flashner Lane to One Way Northbound at Ralston Avenue:** This will eliminate vehicles from being able to exit onto Flashner Lane and will significantly reduce the problems associated with Flashner Lane. Flashner Lane is public right-of-way and the City can pass a resolution making the segment between the parking lot and Ralston Avenue a one-way street.
3. **Convert Flashner Lane to One Way Southbound at Ralston Avenue:** This will reduce the problems associated with vehicle queues backing into the intersection at El Camino. It will not address the problems associated with vehicles turning out of Flashner Lane across multiple lanes of traffic.

Belmont Village Driveway:

Belmont Village Driveway is located approximately 115 feet west of El Camino Real. Vehicle

drivers exiting Belmont Village have difficulty merging into the existing vehicle queues at the intersection of Ralston and El Camino. Many times vehicle drivers want to make a left turn at El

Camino and have to maneuver across several lanes of traffic to get to the left turn lanes. Even though this driveway is wider, vehicles entering the Belmont Village driveway are frequently blocked by vehicles exiting the driveway. This creates the same problems that were previously discussed with Flashner Lane.

In addition, there are problems with vehicle drivers making left turns from the number one westbound Ralston traffic lane. This maneuver requires a vehicle driver to travel across 4 lanes of traffic. Vehicle drivers attempt this maneuver even during peak hours when vehicle queues extend back to Sixth Avenue.

The following are possible solutions to mitigating the traffic concerns associated with the Belmont Village driveway:

1. **Close Belmont Village Driveway:** This will eliminate all of the traffic concerns related to this location. Additional research will be required to determine whether or not we can legally close a driveway that was part of an approved project. The existing traffic would be required to use the driveway on Emmett Avenue for both entering and exiting the development.
2. **Convert Belmont Village Driveway to one-way out:** This will eliminate the problems associated with eastbound right turning vehicles being blocked and creating congestion and left turning vehicles traveling across four lanes of traffic. The driveway should be modified to reduce the ability to turn into the driveway from Ralston Avenue.
3. **Convert Belmont Village Driveway to one-way in:** This will eliminate the problems associated with vehicles entering in the standing queues and will improve the flow of traffic along Ralston Avenue in the eastbound direction. The vehicles that currently use this driveway will be required to drive around the block to Sixth Street then to Ralston Avenue to travel east.

General Plan/Vision Statement

There is no impact from this report.

Fiscal Impact

There is no fiscal impact as the result of providing direction to staff. There may be subsequent costs depending upon the alternate selected.

Public Contact

The Council agenda was posted.

Recommendation

It is recommended that Council provide direction to staff on potential ingress and/or egress restrictions regarding vehicle use of Flashner Lane and the driveway immediately adjacent to the Emmett House into the Belmont Village.

Alternatives

1. Take no action.
2. Refer back to staff for further information.
3. Deny approval.

Attachments

- A. Exhibit A

Respectfully submitted,

Raymond E. Davis III, PE, PTOE
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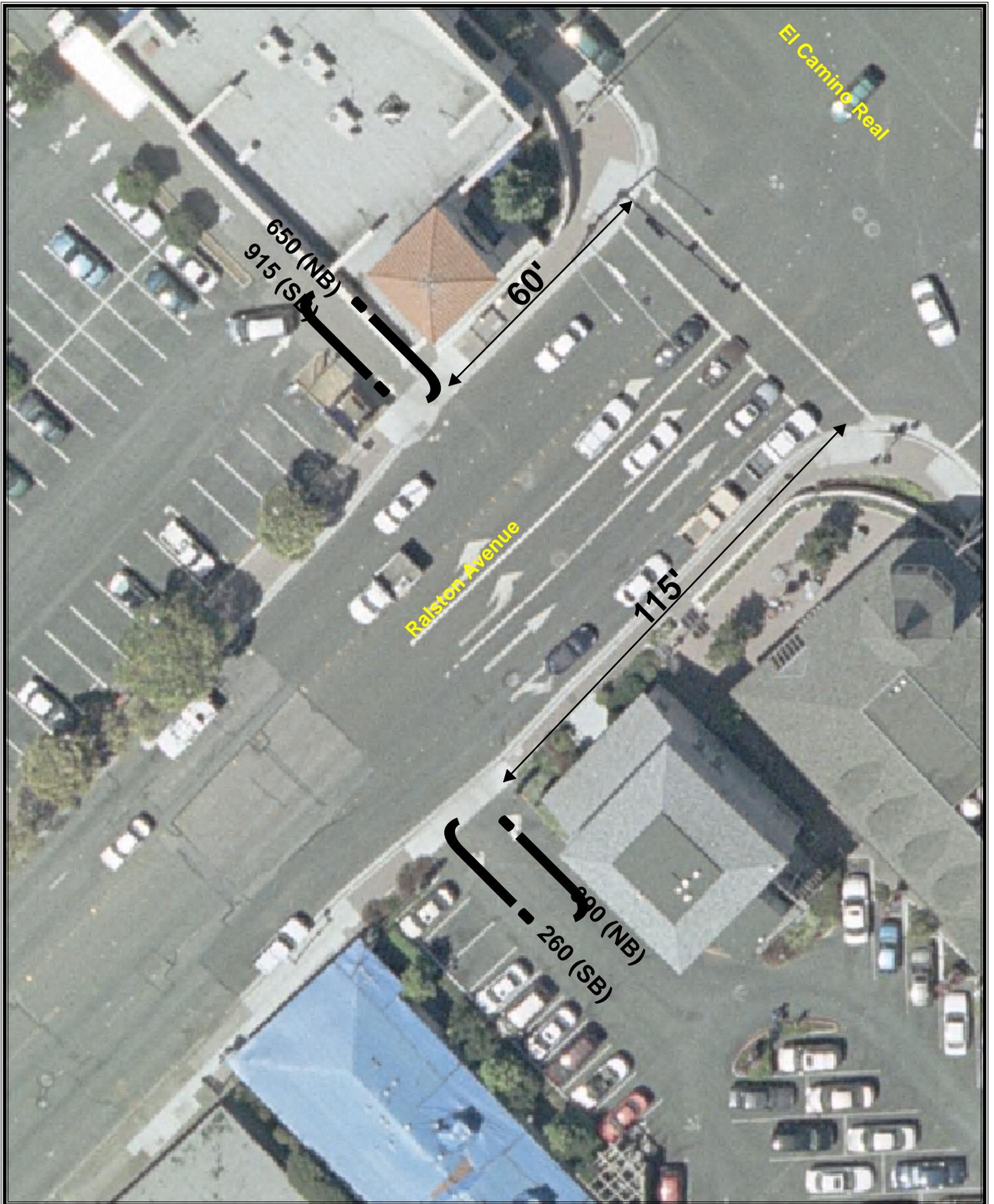


EXHIBIT A
FLASHNER LANE AND BELMONT VILLAGE DRIVEWAY
(EXISTING CONDITIONS)