

## Madeleine Nelson

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**From:** Madeleine Nelson  
**Sent:** Thursday, May 4, 2023 11:07 AM  
**To:** pauly@ci.wilsonville.or.us  
**Cc:** Steve Koper  
**Subject:** RE: City of Wilsonville Comments on Norwood Multi-family Plan Amendments PMA-0001 & PTA23-0001  
**Attachments:** Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

### Madeleine Nelson

Assistant Planner  
City of Tualatin | Planning Division  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

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**From:** Pauly, Daniel <pauly@ci.wilsonville.or.us>  
**Sent:** Wednesday, May 3, 2023 2:41 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>  
**Subject:** City of Wilsonville Comments on Norwood Multi-family Plan Amendments PMA-0001 & PTA23-0001

Thank you for the opportunity to comment on this proposal. As the jurisdictional neighbor to the south the City of Wilsonville is interested in how the proposal impacts downstream infrastructure systems, particularly streets and stormwater. Please see below and attached. Feel free to reach out to discuss further.

- The proposal does not provide sufficient analysis of the Level of Service impact at City of Wilsonville-owned intersection at SW Boones Ferry Road/SW Day Road. The traffic report should be updated throughout to compare to the City of Wilsonville LOS D standard at this intersection. Analysis by DKS Associated (see attached) states it appears reasonable that 45-50% of project-generated traffic will travel through Wilsonville, including this intersection.
- As the Basalt Creek Parkway Extension has not secured funding, the TRP analysis should also include analysis of study intersections without the Basalt Creek Parkway construction. The intersection of SW Boones Ferry Road/SW 95<sup>th</sup> Avenue should be added to the analysis.
- The documentation should provide an updated analysis of the total planned trip generation in the Basalt Creek planning area under Tualatin's jurisdiction compared to previous trip caps agreed to between Tualatin and Wilsonville during the Basalt Creek concept planning.
- The submitted lacks sufficient information on stormwater to determine any downstream impact on City of Wilsonville stormwater system.

**Dan Pauly, AICP**  
Planning Manager

City of Wilsonville  
503.570.1536

*Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.*



## MEMORANDUM

DATE: April 25, 2023

TO: Amy Pepper | City of Wilsonville

FROM: Scott Mansur, PE, PTOE | DKS Associates  
Jenna Bogert, PE | DKS Associates

SUBJECT: Tualatin Norwood Apartments TIA Review

Project #21123-020

DKS Associates has reviewed the traffic impact analysis (TIA) for the proposed SW Norwood Apartments prepared by Lancaster Mobley.<sup>1</sup> The proposed development is located east of SW Boones Ferry Road and south of Norwood Road in Tualatin, Oregon. The proposed project includes a 276-unit apartment development which will require the rezoning of two parcels, totaling 9.2 acres. Below are comments compiled by DKS regarding the TIA and the Transportation Planning Rule evaluation.

### TIA REVIEW COMMENTS

- 1. Trip Generation and Trip Distribution:** The trip generation and distribution assumptions for the development appear to be reasonable with 45%-50% of project-generated traffic traveling through Wilsonville city limits.
- 2. Basalt Creek Parkway Extension Analysis:** The 2026 volumes and volume shifting assumptions at SW Boones Ferry Road/SW Day Road appear reasonable for the Basalt Creek Parkway Extension analysis scenarios. The 2026 volumes at SW Boones Ferry Road/SW Basalt Creek Parkway appear generally consistent with the Basalt Creek Extension Traffic Analysis (2020).
- 3. City of Wilsonville Operating Standard:** The intersection of SW Boones Ferry Road/SW Day Road is under City of Wilsonville jurisdiction and all intersection operations should be compared to the City's LOS D standard throughout the entirety of the report.
- 4. TPR Analysis:** The 2040 TPR analysis assumes that the Basalt Creek Parkway Extension is constructed for both the current zoning scenario and proposed zoning scenario. However, the project does not have secured funding as mentioned on Page 11 of the report and therefore, the TPR analysis should also include analysis of the study intersections without the Basalt Creek Parkway Extension project and identify any necessary mitigations. The study intersections in the TPR analysis should also include the intersection of SW Boones Ferry Road/SW 95<sup>th</sup> Avenue as it will have an increase in traffic due to the proposed zone change that is similar to the increase in traffic at SW Boones Ferry Road/SW Ibach Street, which is already included in the analysis.

Please let us know if you have any questions. Thank you!

<sup>1</sup> Norwood Apartments, Transportation Impact Analysis, Lancaster Mobley, February 2, 2023.

## Madeleine Nelson

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**From:** Pauly, Daniel <pauly@ci.wilsonville.or.us>  
**Sent:** Tuesday, June 6, 2023 4:48 PM  
**To:** Madeleine Nelson  
**Cc:** Steve Koper; Pepper, Amy; Bateschell, Miranda  
**Subject:** RE: City of Wilsonville Comments on Norwood Multi-family Plan Amendments PMA-0001 & PTA23-0001

Madeleine and Steve

Please see requested Conditions below from the City of Wilsonville regarding future evaluations.

Tapman Creek has significant capacity constraints as it flows south of Day Road, which have been studied by the City of Wilsonville. To assure that these conditions are not exacerbated, the Development on the rezoned land shall provide a downstream analysis in consultation with the City of Wilsonville, in addition to the City of Tualatin and Clean Water Services.

If the I-5/Elligsen interchange traffic impact is studied per ODOT request, SW Boones Ferry Road and SW 95<sup>th</sup> Avenue should also be analyzed.

Thanks. Let me know any questions.

**Dan Pauly, AICP**  
*Planning Manager*  
City of Wilsonville  
503.570.1536

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**[This email originated outside of the City of Wilsonville]**

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**Madeleine Nelson**

Assistant Planner

City of Tualatin | Planning Division

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**Sent:** Wednesday, May 3, 2023 2:41 PM

**To:** Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)>; Ext - Planning <[Planning@tualatin.gov](mailto:Planning@tualatin.gov)>

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*Planning Manager*

City of Wilsonville

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# Oregon

Tina Kotek, Governor

Department of Transportation

Transportation Region 1

123 NW Flanders St.

Portland, OR 97209-4012

(503) 731-8200

Fax: (503) 731-8259

5/8/23:

ODOT #12916

## ODOT Response

<b>Project Name:</b> Norwood Multi-Family Map and Text Amendment	<b>Applicant:</b> Lee Novak
<b>Jurisdiction:</b> City of Tualatin	<b>Jurisdiction Case #:</b> PMA 23-0001, PTA 23-0001
<b>Site Address:</b> 9300 SW Norwood Rd and 23370 SW Boones Ferry Rd	<b>State Highway:</b> I-5

The site of this proposed land use action is in the vicinity of I-5. ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation. A Traffic Impact Analysis (TIA) was prepared by Lancaster Mobley for the proposed map and text amendment dated February 2<sup>nd</sup>, 2023. ODOT was not contacted during the scoping process and State highway facilities are not included within the study area.

### COMMENTS/FINDINGS

The applicant proposes a map amendment from RML and IN to the RH-HR Zone for a 9.2 acre site located in the southeast quadrant of the SW Norwood Rd/Boones Fry Rd intersection. The property is located just west of the recently approved Autumn Sunrise Subdivision (500 residential lots and two commercial lots) adjacent to I-5. A text amendment is also proposed to remove locational factors from RH-HR purpose statement.

The TIA submitted by Lancaster Mobley dated September 20, 2021 with the Autumn Sunrise Subdivision application, showed that the new development would contribute traffic volume to the I-5 southbound off ramp at the Elligsen Rd interchange. Therefore, ODOT has determined that the proposed plan amendment and subsequent development will likely add traffic to the I-5 interchange at Elligsen Rd.

The 2018 RTP project (11489) proposes to construct a second right-turn lane on the southbound off-ramp. Since the project is on the RTP financially constrained project list, it can be assumed to be in place for the purposes of this plan amendment. The RTP project acknowledges that “conditions are currently congested” and suggests that the time period for the improvement is 2028-2040. Funding for the project has not been committed to date.

Since we anticipate that future development of the site will contribute traffic volumes to the I-5 southbound off-ramp, ODOT recommends that the future development be required to prepare a TIA that includes the I-5 interchange at Elligsen Rd. ODOT intends to recommend that the future development of this site contribute its proportionate share of its contribution to interchange improvements. This recommendation is consistent with ODOT comments submitted for the Autumn Sunrise Subdivision dated October 28, 2021.

**Please send a copy of the Notice of Decision including conditions of approval to:**

[ODOT\\_R1\\_DevRev@odot.oregon.gov](mailto:ODOT_R1_DevRev@odot.oregon.gov).

Development Review Planner: Marah Danielson	503.731.8258, marah.b.danielson@odot.oregon.gov
Traffic Contact: Avi Tayar, P.E.	Abraham.tayar@odot.oregon.gov