



May 19, 2022

To: Tony Doran - Engineering Associate

From: Naomi Vogel - Associate Planner

RE: Plambeck Garden Apartments

City File Number: AR 22-0001

County File Number: CP22-907

Tax Map and Lot Number: 2S135D000303

Location: SW Boones Ferry Road

Washington County Department of Land Use and Transportation has reviewed the above noted development application to build a 116-unit apartment complex. Access to the site is proposed on future H Street via Tract L, which will be constructed by Autumn Sunrise Subdivision. H Street will provide access to SW Boones Ferry Road, a county-maintained Arterial.

The applicant submitted a Traffic Impact Analysis dated February 2022 (Charbonneau Engineering) for the proposed development. County Traffic Engineering has reviewed the TIA for compliance with County R&O 86-95 "Determining Safety Improvements for Traffic" and concurs with the findings and recommendations of the TIA. Conditions of approval have been included to address the site's access to SW Boones Ferry Road via H Street. Approval of direct access from the subject site to SW Boones Ferry Road has not been evaluated or requested by the applicant at this time.

CONDITIONS OF APPROVAL

I. PRIOR TO ISSUANCE OF A PUBLIC IMPROVEMENT PERMIT BY THE CITY OF TUALATIN:

- A. Obtain a Washington County Facility Permit for all public improvements on SW Boones Ferry Road as noted below.
 - 1. Submit to Washington County Public Assurance Staff: A completed "Design Option" form (original copy), City's Notice of Decision (NOD) and County's Letter dated May 19, 2022

**Department of Land Use & Transportation
Operations and Maintenance**

1400 SW Walnut Street, MS 51, Hillsboro, OR 97123-5625
phone: 503-846-7623 • fax: 503-846-7620
www.co.washington.or.us/lut • lutops@co.washington.or.us

2. **\$30,000.00** Administration Deposit

NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and permit processing. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

3. Electronic submittal of engineering plans, geotech/pavement report, engineer's estimate, preliminary sight distance certification and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements:

Note: Improvements within the ROW may be required to be relocated or modified to permit the construction of public improvements. All public improvements and modifications shall meet current County and ADA standards. Public improvements that do not meet County standards shall submit a design exception to the County Engineer for approval.

SW Boones Ferry Road

- a. Construction of a 12-foot multi-use path and 4-foot planter strip (excludes curb) with street trees. Street trees shall be to City standards. NOTE: The planter strip and multi-use path widths can be modified per County/City Engineer approval.
- b. Installation/modification of street lighting and conduit along the site's frontage of SW Boones Ferry Road to County standards.
- c. Closure of all existing access on SW Boones Ferry Road not approved with this development.
- d. Interim access to SW Boones Ferry Road if access to H Street is not available at the time of Certificate of Occupancy request. NOTE: Prior approval of a Design Exception to the Access standards is required.
- e. Closure of the interim access on SW Boones Ferry Road if required. Note: Closure of interim access is required when access to H Street is available.
- f. Construction access and traffic circulation/control plan.
- g. Preliminary Sight Distance Certification for access to SW Boones Ferry Road if direct access from the subject site is needed in the interim.
- h. Emergency access to SW Boones Ferry Road to County/Fire Marshal standards.

II. PRIOR TO APPROVAL OF THE FACILITY PERMIT BY WASHINGTON COUNTY:

- A. The following shall be recorded with Washington County Survey Division (John Kidd, Survey Division - 503.846.7932):
1. Provision of a non-access restriction along the site's frontage of SW Boones Ferry Road.
 2. Dedication of right-of-way required to permit the construction of the public improvements on SW Boones Ferry Road.
 3. Dedication of a PUE along the site's frontage of SW Boones Ferry Road. Width shall be to city requirements.

III. PRIOR TO OCCUPANCY OF THE APARTMENT COMPLEX BY THE CITY OF TUALATIN:

- A. The road improvements required in condition **I.A.3.** above shall be completed and accepted by Washington County.
- B. The traffic signal that will be constructed by Autumn Sunrise Subdivision on SW Boones Ferry Road and H Street shall be installed and accepted by Washington County. Signal cannot be operational until the signal warrants are met (subject to County Engineer approval).
- C. Engineer's estimate and deposit for future closure of the interim access on SW Boones Ferry Road, if required.

If you have any questions, please contact me at 503-846-7639.

Cc: Road Engineering Services
Traffic Engineering Services
Assurances Section
Transportation File