



12080 SW Myslony St. • Tualatin, OR. 97062  
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Date: 11/10/23  
To: Tualatin City Planner  
From: Brian Smith  
Subject: Arch Review application (AR 23-0004), Tax Lot #2S127BB00100

The purpose of this memo to is convey some concerns I have regarding the proposed development at 19000 SW 124<sup>th</sup> Ave (Tax Lot #2S127BB00100). I am the President and Owner of Albina Co., Inc. located at 12080 SW Myslony St. My southern property line is the northern property line for the proposed project. I may not be able to attend the Architectural Review meeting scheduled for 12/13/23 at 6:30 pm, so I am sending my thoughts and concerns to be addressed at that meeting.

After my initial review of the proposed plans my concerns are as follows:

1. Adding 201 parking spaces along with added truck traffic is going to have a significant impact on 124<sup>th</sup>.
  - a. It is already difficult and unsafe to merge onto 124<sup>th</sup> off Myslony St and out of the Nortek east exit.
    - i. Factors resulting in the unsafe conditions: Poor visibility, fast-moving traffic, and an increasing number of vehicles after the 124<sup>th</sup> extension project.
  - b. The traffic backup at 124<sup>th</sup> and Tualatin Sherwood Highway is also terrible (without the added traffic).
2. With the added blacktop and concrete required for this large development I am concerned about:
  - a. Runoff / erosion impacting my property.
  - b. The impact on the wetland and in turn the impact on my water retention pond
  - c. My water retention pond was already negatively impacted by the development to the southeast of our property. The excess water in the wetland is now higher than the lower drain in my retention pond. Instead of water flowing OUT of my retention pond to the wetland, water is now flowing IN to my retention pond from the wetland. If the wetland grade continues to get higher, or if there is more standing water, then my upper drain may not properly drain. This would cause significant flooding on my property and the neighboring property (Marine Lumber).
3. Insufficient number of ground drains to the North of Buildings B and C

- a. There are only 3 drains on the north side of Buildings B and C. Two behind Building B and 1 behind Building C. That is concerning. How do they plan to control the ground water / drainage so it is not flowing to neighboring properties or the wetland?

I am a proponent of development and making the city better, I just want to make sure the development does not have a negative impact on the surrounding properties or the wetland.

My contact information is:

Albina Co., Inc. 12080 SW Myslony St. Tualatin, OR 97062

Email: [bsmith@albinaco.com](mailto:bsmith@albinaco.com)

Company phone: 503-692-6010

Cell phone: 503-997-6464

Thank you for addressing my concerns.

Sincerely,



Brian Smith  
President

## Madeleine Nelson

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**From:** Havlin Kemp <havlin@vlmk.com>  
**Sent:** Wednesday, November 29, 2023 3:01 PM  
**To:** Madeleine Nelson  
**Cc:** Malee Garcia; Jennifer Kimura; Brian Dubal; tbowers@ssiworld.com  
**Subject:** RE: Public Comment AR23-0004 "124th Ave Industrial Development"  
**Attachments:** Brian Smith Comment - 11.20.2023.pdf

Madeleine,

Thank you very much for forwarding Mr. Smith's comments regarding our proposed development.

We have the following responses to his comments:

1. We have submitted a Traffic Impact analysis that examined the added traffic from this development and its impact on the traffic at SW 124<sup>th</sup> and the adjacent intersections at SW Tualatin Sherwood Hwy and a SW Myslony.

The TIA noted that "the study intersections are anticipated to operate within the acceptable jurisdiction standards. Therefore, no mitigation for traffic operations is required or recommended." Thus, while traffic at the two noted intersections does back up and merging onto SW 124<sup>th</sup> from Myslony is worse than it used to be, the intersections will still operate at acceptable levels (as required by The City of Tualatin) with no changes to the intersections.

2. Stormwater runoff from the site will be controlled by treatment and detention as required by Clean Water Services. The stormwater from this site currently flows overland to the wetland at the east side of the site. This development will not create any more stormwater than currently flows to the wetland. The stormwater from the building roofs and pavement will be treated, then detained onsite. The detained water will then be metered out, into the wetland, at the same rate as the undeveloped flow to the wetland. Thus, the wetland will not receive any more stormwater than it currently sees and the stormwater will flow to the wetland at the current rate. Albina Pipe's stormwater pond should not be impacted by this development.
3. Building B is approximately 4-feet lower than the property to the north. The area from the paved parking lot at the north to the proposed building B is approximately 45 feet and will be landscaped with groundcover. Building C is approximately 4 to 6-feet above the Albina Pipe site. The area from building C to the paved storage yard at Albina Pipe is approximately 20-feet. This area will also be landscaped with groundcover. The slopes in both these areas will be graded at less than 2H:1V. No stormwater runoff is anticipated in these landscaped areas. We will install a few area drains in case of incidental ponding of water near the buildings. All other paved areas will be graded to direct stormwater to catchbasins and into the treatment and detention system so no water flows directly to the wetland. Perimeter areas of the site adjacent to the wetlands will be planted and sloped at 2H:1V maximum, limiting the flow of surface water to the wetland.

We appreciate Mr. Smith's support of this project and hope that these explanations satisfy his concerns for this project.

Thank you,

Havlin

**Havlin Kemp, P.E.** | Principal  
VLMK Engineering + Design

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## Madeleine Nelson

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**From:** Brian Smith <bsmith@albinaco.com>  
**Sent:** Thursday, November 30, 2023 2:42 PM  
**To:** havlin@vlmk.com  
**Cc:** Madeleine Nelson  
**Subject:** RE: Public Comment AR23-0004 "124th Ave Industrial Development"  
**Attachments:** Applicant Response to Brian Smith Comment 11.29.2023.pdf

Havlin,

Thank you for your reply. It is very much appreciated.

1. I have reviewed the TIA. I didn't really get much tangible information from the detailed report, as this type of data is not something I am familiar with. I remain very skeptical about the added (right turn only) traffic on 124<sup>th</sup>, and how that traffic will negatively impact vehicles merging to 124<sup>th</sup> from Myslony. Visibility is already very poor at this intersection, making it very dangerous to merge with traffic moving in excess of 45 mph. How adding the right turn only traffic from the new development will make this intersection even more dangerous. I see this being an issue, but I am far from an expert.
2. Thank you for your explanation as to how stormwater runoff will be controlled at this new development.
3. Thank you for your consideration and offer to "install a few area drains in case of incidental ponding of water near the buildings".
  1. I would be curious to learn where those drains will be installed.

Respectfully,

### Brian Smith

President

**Albina Co. Inc.**

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## Madeleine Nelson

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**From:** Madeleine Nelson  
**Sent:** Wednesday, December 13, 2023 9:56 AM  
**To:** Brian Smith; havlin@vlmk.com  
**Subject:** RE: Public Comment AR23-0004 "124th Ave Industrial Development"

Good Morning Brian,

I am confirming that all correspondence will be included in the public record.

### Madeleine Nelson

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

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**From:** Brian Smith <[bsmith@albinaco.com](mailto:bsmith@albinaco.com)>  
**Sent:** Thursday, December 7, 2023 8:48 AM  
**To:** [havlin@vlmk.com](mailto:havlin@vlmk.com)  
**Cc:** Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)>  
**Subject:** RE: Public Comment AR23-0004 "124th Ave Industrial Development"

Good morning, I am following-up to make sure my email from last Thursday was received.  
Sincerely,

### Brian Smith

President  
**Albina Co. Inc.**  
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**From:** Brian Smith <[bsmith@albinaco.com](mailto:bsmith@albinaco.com)>  
**Sent:** Thursday, November 30, 2023 2:42 PM  
**To:** [havlin@vlmk.com](mailto:havlin@vlmk.com)