



**Engineering Division Memo for
PMA & PTA23-0001 Norwood Multi Family
April 20, 2023**

Planning Division,

Please have the applicant submit Engineering exhibits with a professional engineers stamp and signature for the packet.

Please incorporate the following Engineering Division considerations.

II. CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented herein approval subject to the following conditions:

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF COMPLETION:

A1. The applicant must complete all public improvements as shown on approved permit plans. All improvements must also be accepted by the City in accordance with Tualatin Development Code (TDC) 74.120. These include:

1. Signalization of the SW Boones Ferry Road and SW Norwood Road intersection; and,
2. Separate westbound right and left turn lanes on SW Norwood Road for the SW Boones Ferry Road intersection within existing or, if needed, additional right-of-way dedicated by the applicant; and,
3. Increase northbound SW Boones Ferry Road right turn lane storage at the intersection of SW Norwood Road to 200 feet or as modified by the City Engineer based on final Traffic Analysis within existing or, if needed, additional right-of-way dedicated by the applicant.

III. FINDINGS

[ENGINEERING FINDINGS]

(i) Granting the amendment is consistent with the objectives and policies regarding potable water, sanitary sewer, and surface water management pursuant to applicable goals and policies in the Tualatin

Comprehensive Plan, water management issues are adequately addressed during development or redevelopment anticipated to follow the granting of a plan amendment.

Finding:

The proposed plan map and text amendments are consistent with the City's objectives and policies regarding public sanitary sewer, and stormwater, and water system availability. Submitted analysis is further detailed within the applicant's submitted Exhibit I – Utility Capacity Analysis.

Sanitary Sewer

The submitted materials show gravity sanitary sewer service for future development on this site. Extension of the existing public system within SW Boones Ferry Road north of SW Norwood Road could extend south to SW Norwood Road then east to the site. The capacity evaluation shows availability within existing lines matching diameters identified within the Sanitary Sewer Master Plan.

Stormwater

The submitted materials show the site includes areas to construct private onsite stormwater facilities. The site is shown to be able to provide gravity flow to existing public lines within SW Boones Ferry Road.

Water

Murraysmith provided the City a Water System Capacity Analysis memorandum for 9300 SW NORWOOD RD dated September 11, 2022 in response to application HWM22-0001. The memorandum states:

... proposed developments in the vicinity (SB21-0001, Autumn Sunrise subdivision and the AR22-0001, Community Partners for Affordable Housing – Plambeck Gardens), have already defined water service availability and required water system improvements.

With the completion of the following planned improvements, a combination of City capital improvement projects and developer-constructed improvements, adequate water service for domestic and fire suppression is available at the proposed development.

- *An 18-inch diameter B-level water line in SW Boones Ferry Road (to SW Norwood Road) being designed by AKS Engineering as a City Capital Improvement Project (CIP). The line extends east on SW Norwood Road to the B Level Reservoir/C Level Pump Station site.*
- *SB21-0001, Autumn Sunrise subdivision development will upsize additional lines for the C-level, either by adding a new line across the SW Norwood Road frontage of the Autumn Sunrise subdivision development or upsizing the internal lines (following the street layout).*
- *AR22-0001, Plambeck Gardens development is required by issued land use conditions of approvals to extend a 12-inch diameter C-level water line down SW Boones Ferry Road, from SW Norwood Road to their south property line.*
- *SB21-0001, Autumn Sunrise subdivision development will be installing upsized C-level lines from Norwood Road, through the development, out to SW Boones Ferry Road via SW Salinan Street, and then north to connect to the line AR22-0001, Plambeck Gardens development will be installing in SW Boones ferry Road.*

If the proposed development at 9300 SW Norwood Road occurs prior to the completion of these improvements, it may impact the availability of water service.

Future development will be conditioned to obtain permits meeting applicable codes. For public sanitary sewer, stormwater, and water system availability this standard is met.

(5) Approval Criteria.

(f) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules, including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).

(g) Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (Comprehensive Plan Map 10-4), and E/E for the rest of the 2040 Design Types in the City's planning area.

(i) Granting the amendment is consistent with the objectives and policies regarding potable water, sanitary sewer, and surface water management pursuant to applicable goals and policies in the Tualatin Comprehensive Plan, water management issues are adequately addressed during development or redevelopment anticipated to follow the granting of a plan amendment.

Finding:

The applicant submitted a Transportation Impact Analysis prepared by Lancaster Mobley with recommended improvements identified in the executive summary:

As summarized in the key findings below, the proposed Norwood Multi-Family project will create a minor impact on the transportation system, which will be mitigated by the recommended traffic signal at the intersection of SW Boones Ferry Road & SW Norwood Road. The traffic signal is warranted under background conditions without the proposed project, and the long-term analysis of the reasonable worst case scenario traffic analysis of the existing zone concludes that the SW Boones Ferry Road & SW Norwood Road intersection will fail without a signal. However, if the project installs a signal at that intersection, then the existing near-term and long-term problem is addressed. The project's traffic is mitigated so that the street network performance standards are met and the zone change will not require any additional mitigation or change in classification.

Washington County staff have indicated that the amount of traffic generated by developments allowed the proposed amendment would not meet Washington County thresholds for requiring mitigation along SW Boones Ferry Road (a Washington County Road) south of the subject property.

City staff have reviewed the subject analysis and have determined that it meets the requirements above.

The SW Norwood Road approach to SW Boones Ferry Road will have separate right and left turn lanes in order to properly and safely operate for traffic flow and traffic and pedestrian safety. This is to allow for a pedestrian phase for crossing SW Boones Ferry Road with a corresponding red arrow for traffic turning from SW Norwood Road while still allowing non-conflicting traffic to turn right from the right turn lane.

No additional right-of-way is expected to be needed to construct separate right and left turn lanes on the SW Norwood Road approach. Some minor roadway curvature may need to be introduced for the roadway to remain within the existing right-of-way, but this could have a beneficial traffic calming effect at this location. Adequacy of right-of-way will be confirmed within future permit plans.

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Note: Right-of-way dedication will be required along SW Norwood Road in conjunction with future development.

With Condition of Approval A1, this standard is met.