



October 28, 2021

ODOT #11988

ODOT Response

Project Name: Autumn Sunrise Subdivision	Applicant: AKS Engineering & Forestry LLC
Jurisdiction: City of Tualatin	Jurisdiction Case #: SB21-0001
Site Address: SW Norwood Rd & I-5 Tualatin, OR	Legal Description: 02S 01W 35D Tax Lot(s): 00100
State Highway: I 5	Mileposts: 287.3

The site of this proposed land use action is in the vicinity of Interstate 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.

Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.

COMMENTS/FINDINGS

ODOT has reviewed the submitted application materials for the proposed Autumn Sunrise residential subdivision. The proposal includes a Conditional Use Permit to allow detached single-family homes in the Medium-Low Density Residential (RML) zone and a Subdivision review for 500 residential lots and two commercial lots.

The submitted application includes a revised Transportation Impact Analysis (TIA) completed by Lancaster Mobley and dated September 20, 2021. According to the updated TIA, the intersection of the I-5 southbound off-ramp and SW Elligsen Road is expected to operate with a volume to capacity (v/c) ratio that exceeds the Oregon Highway Plan (OHP) mobility target of 0.85 for off-ramps during the morning peak hour and during all subsequent scenarios. Furthermore, the TIA refers to the 2018 RTP project (11489) which proposes to construct a second right-turn lane on the southbound off-ramp. Although the project is listed on the RTP financially constrained list, funding for the project has not been committed to date. The RTP project acknowledges that “conditions are currently congested” and suggests that the time period for the improvement is 2028-2040.

Given that the proposed new development contributes traffic volumes to the I-5 southbound off-ramp, ODOT recommends that the proposed development be conditioned to contribute a proportional share to the RTP project. Current and future congestion relief are listed as the primary purpose and objective for the RTP project, which is estimated to cost \$1,063,000 (in 2016 dollars). The proposed development’s anticipated contribution for the southbound off-ramp movement is estimated at approximately 4.1 % for the 2026 year, the anticipated completion date for phase 4 of the development. Therefore, ODOT recommends that the development be conditioned to contribute the same percentage (4.1%) toward the RTP project.

ODOT has also reviewed the Preliminary Stormwater Report prepared by AKS Engineering & Forestry and dated July 2021. ODOT is satisfied with the findings in the report. Please note that an ODOT Miscellaneous Permit will be required for connection to state drainage facilities.

ODOT RECOMMENDED LOCAL CONDITIONS OF APPROVAL

Permits and Agreements to Work in State Right of Way

- An ODOT Miscellaneous Permit is required for connection to state highway drainage facilities. Connection will only be considered if the site's drainage naturally enters ODOT right of way. The applicant must provide ODOT District with a preliminary drainage plan showing impacts to the highway right of way.

A drainage study prepared by an Oregon Registered Professional Engineer is usually required by ODOT if:

1. Total peak runoff entering the highway right of way is greater than 1.77 cubic feet per second; or
2. The improvements create an increase of the impervious surface area greater than 10,758 square feet.

Please send a copy of the Staff Report and/or Notice of Decision including conditions of approval to:

ODOT Region 1 Planning
Development Review
123 NW Flanders St
Portland, OR 97209

ODOT_R1_DevRev@odot.state.or.us

Development Review Planner: Kate Hawkins	503.731.3049 kate.w.hawkins@odot.state.or.us
Traffic Contact: Avi Tayar	503.731.822121 abraham.tayar@odot.state.or.us
District Contact: District 2B	d2bup@odot.state.or.us