



November 19, 2021

To: Tony Doran - Engineering Associate

From: Naomi Vogel - Associate Planner

RE: Autumn Sunrise Subdivision

City File Number: CUP21-0001 / SB21-0001

County File Number: CP21-919

Tax Map and Lot Number: 2S135D000100/400/401/500/501/600/800/900 & 1S35D000100

Location: SW Boones Ferry Road/SW Norwood Road/SW Greenhill Lane

Washington County Department of Land Use and Transportation has reviewed the above noted development application to subdivide eight (8) existing lots into 400 residential lots for single family homes and townhomes, two commercial lots, and eleven (11) tracts on a 61.17 acre site. Access to the future development will be via three (3) new public streets, two on SW Norwood Road (Collector) and one on SW Boones Ferry Road (Arterial). SW Boones Ferry Road and SW Norwood Road are county-maintained roads.

The applicant submitted a Traffic Impact Analysis dated September 20, 2021 (Lancaster/Mobley) and a supplemental Memorandum dated November 12, 2021 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 and Memo. The traffic mitigation measures have been included in the conditions of approval noted below.

CONDITIONS OF APPROVAL

I. PRIOR TO ISSUANCE OF A PUBLIC IMPROVEMENT PERMIT FOR PHASE I/II BY THE CITY OF TUALATIN:

A. Obtain a Washington County Facility Permit for all public improvements on SW Norwood and SW Boones Ferry Road as noted below.

1. Submit to Washington County Public Assurance Staff: A completed "Design Option"

**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

form (original copy), City's Notice of Decision (NOD) and County's Letter dated November 19, 2021.

2. **\$35,000.00** 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 Norwood Road:

- a. Construction of a half-street improvement to a County C-1 standard along the site's frontage of SW Norwood Road. The half-street shall include C-1 pavement width, 6-foot bike lane, gutter/curb and a 12 foot wide multi-use path.
- b. Installation of continuous street lighting and conduit along the site's frontage of SW Norwood Road to County standards.
- c. Closure of all existing access on SW Norwood Road not approved with this development.
- d. Public street access to SW Norwood Road (Vermillion Street/89th Street). Public streets shall align with the public streets located on the north side of SW Norwood Road.
- e. Construction access and traffic circulation/control plan.
- f. Preliminary Sight Distance Certification and mitigation for access to SW Norwood Road.

II. PRIOR TO ISSUANCE OF A PUBLIC IMPROVEMENT PERMIT FOR PHASE III BY THE CITY OF TUALATIN:

- A. Obtain a Washington County Facility Permit for public improvements on SW Boones Ferry Road.
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 November 19, 2021.
 2. **\$35,000.00** Administration Deposit / **\$25,000.00** Administration Deposit (traffic signal)

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 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 wide multi-use path and 6 foot planter strip (includes curb) with street trees. Street trees shall be to City standards. County root barrier detail is required.
- b. Installation of continuous 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 and SW Greenhill Lane not approved with this development.

- d. Public street access, H Street, to SW Boones Ferry Road. Lane configuration shall be 2 outbound lanes and 1 inbound lane. Location of street shall be coordinated with Washington County Capital Services. Include truck turning templates per County Engineer.
- e. Construction access and traffic circulation/control plan.
- f. Traffic signal, associated equipment, and signal conduit at the intersection of SW Boones Ferry Road and H Street. The signal poles and equipment shall be located at the ultimate location. Note: signal conduit shall be installed along the site's frontage of SW Boones Ferry Road.
- g. Preliminary Sight Distance Certification and mitigation for access to SW Boones Ferry Road.
- h. Construction of a transit stop pull-out along SW Boones Ferry Road adjacent to the project site. Note: Subject to the addition of a project consisting of a transit stop pull-out along SW Boones Ferry Road to the City's Transportation Development Tax (TDT) approved project list, TriMet approval, and Washington County approval.

III. PRIOR TO APPROVAL OF THE SUBDIVISION PLAT BY THE CITY OF TUALATIN AND WASHINGTON COUNTY:

- A. The following shall be noted on the plat and recorded with Washington County Survey Division (Survey Division 503.846.8723):
 - 1. Provision of a non-access restriction along the site's frontage of SW Norwood Road and 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 right-of-way required to permit the construction of the public improvements on SW Norwood Road, including adequate corner radius at the intersection with the new public streets.
 - 4. Dedication of an 8-foot PUE along the site's frontage of SW Norwood Road and SW Boones Ferry Road.
 - 5. Dedication of right-of-way for the traffic signal and associated equipment at the intersection of SW Boones Ferry Road/H Street, including adequate corner radius to allow truck turning movements (per County Engineer).

6. Dedication of right-of-way for the future Basalt Creek Parkway Extension along the site's frontage of SW Greenhill Lane, including an 8 foot PUE and slope easement (if required).

IV. PRIOR TO OCCUPANCY BY THE CITY OF TUALATIN FOR PHASE I/II:

- A. The road improvements required in condition **I.A.3.** above shall be completed and accepted by Washington County, including final sight distance certification for both accesses to SW Norwood Road.

V. PRIOR TO OCCUPANCY BY THE CITY OF TUALATIN FOR PHASE III:

- A. The road improvements required in condition **II.A.3** above shall be completed and accepted by Washington County, including final sight distance certification for the intersection of SW Boones Ferry Road/H Street.

VI. PRIOR TO OCCUPANCY BY THE CITY OF TUALATIN FOR THE 298TH DWELLING:

- A. The traffic signal shall be installed and accepted by Washington County, including final sight distance certification for the intersection of SW Boones Ferry Road/H Street. Signal cannot be operational until the signal warrants are met (subject to County Engineer approval).

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

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