



WASHINGTON COUNTY

OREGON

May 9, 2022

To: Lina Smith - Associate Planner

From: Naomi Vogel - Associate Planner

RE: Jenkins Apartments

City File Number: DR 2022-0011

County File Number: CP22-906

Tax Map and Lot Number: 1S109BA00106 / 1S109BA00101

Location: 13655 SW Jenkins Road / SW Ecole Avenue / SW Castlewood Street

Washington County Department of Land Use and Transportation has reviewed the above noted development application to construct 22 multi-family apartment units and a new private driveway access on SW Castlewood Street, a county-maintained Local Street. The site fronts SW Jenkins Road, a County-maintained Arterial and SW Ecole Avenue, a County-maintained Neighborhood Route.

CONDITIONS OF APPROVAL

I. PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF BEAVERTON:

- A. Obtain a Washington County Facility Permit for all public improvements on SW Jenkins Road, SW Ecole Avenue and SW Castlewood Street 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 9, 2022.
 2. **\$40,000.00** 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

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

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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(s) 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 Jenkins Road:

- a. Construction of a 6 foot sidewalk and 7.5 (includes curb) foot planter strip with street trees. Street trees shall be to City standards. County root barrier detail is required. Note: Existing damaged curb shall be replaced.
- b. Installation of adequate street lighting at the intersection of SW Jenkins Road/SW Ecole Avenue to county standards.
- c. Reconstruction of the ADA ramps at the intersection of SW Jenkins Road/SW Ecole Avenue to meet current ADA standards.
- d. Construction of the bus stop per Trimet and County requirements.
- e. Preliminary sight distance certification for the intersection of SW Jenkins Road/SW Ecole Avenue intersection.

SW Ecole Avenue:

- a. Construction of a half-street improvement to a County NR-4 standard along the site's frontage of SW Ecole Avenue. The half-street shall include a 6 foot bike lane, 5 foot sidewalk with 7.5 foot planter strip (includes curb) and street trees. Street trees shall be to City standards. County root barrier detail is required.
- b. Installation of continuous street lighting along the site's frontage of SW Ecole Avenue to city standards.
- c. Closure of all existing access on SW Ecole Avenue.

SW Castlewood Street:

- a. Preliminary Sight Distance Certification for access to SW Castlewood Street.
- b. Private access to SW Castlewood Street.
- c. Construction of a half-street improvement on SW Castlewood Street frontage. The half-street shall include pavement width per County standard, gutter/curb, 5 foot sidewalk with 6.5 foot planter strip (includes curb). Street trees shall be to City standards. County root barrier detail is required.
- d. Installation of street lighting along the site's frontage and access location to city standards.

II. PRIOR TO APPROVAL OF THE PLAT BY THE CITY OF BEAVERTON 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 Jenkins Road.
 2. Dedication of right-of-way to meet 51 feet from the centerline of SW Jenkins Road, including adequate corner radius at the intersection with SW Ecole Avenue.
 3. Dedication of right-of-way to meet 30 feet from the centerline of SW Ecole Avenue, including adequate corner radius at the intersection with SW Castlewood Street and SW Jenkins Road.
 4. Dedication of right-of-way to meet 25 feet from the centerline of SW Castlewood Street, including adequate corner radius at the intersection with SW Ecole Avenue.
 5. Dedication of an 8-foot PUE along the site's frontage of SW Jenkins Road, SW Ecole Avenue and SW Castlewood Street.
 6. Public easements for the portions of sidewalk located outside of the public rights-of-way.

III. PRIOR TO OCCUPANCY BY THE CITY OF BEAVERTON:

- 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 access to SW Castlewood Street, SW Ecole Avenue/SW Castlewood Street intersection and SW Ecole Avenue/SW Jenkins Road intersection.

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

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