



WASHINGTON COUNTY, OREGON

Department of Land Use and Transportation, Operations & Maintenance Division
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(503) 846-7623 · FAX: (503) 846-7620

December 6, 2019

To: Elena Sasin – Associate Planner

From: Naomi Vogel – Associate Planner

RE: Beaverton Senior Living
City Casefile(s): CU2019-0005/DR2019-0111/LD2019-0023
County File Number: CP19926
Tax Map and Lot Number: 1N131BC-08200, 01000, 01100
Location: 18480 NW 185th Avenue/NW Walker Road

Washington County Department of Land Use and Transportation has reviewed the above noted development application for a new 64,070 square foot senior living facility with a private access on NW 185th Avenue and a private access on NW Walker Road, both County-maintained Arterials.

REQUIRED CONDITIONS OF APPROVAL

- I. PRIOR TO APPROVAL OF THE PLAT RECORDATION 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. Dedication of an additional 11 feet of right-of-way to meet 56 feet from the centerline of NW Walker Road, including dedication of corner radius/chord at the intersection with NW 185th Avenue.
 - 2. Dedication of an additional 17 feet of right-of-way to meet 67 feet from the centerline of NW 185th Avenue, including dedication of corner radius/chord at the intersection.
 - 3. Provision of a non-access restriction for the site's frontage on NW Walker

Road and NW 185th Avenue with the exception of the proposed access on NW Walker Road and NW 185th Avenue (pending approval by the County Engineer).

II. PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT BY THE CITY OF BEAVERTON:

A. Submit the following items to Washington County Public Assurance Staff a request for a Facility Permit for all public improvements on NW Walker Road and NW 185th Avenue (503.846.3843).

1. Completed "Design Option" form (original copy), "Facility Permit Information Form", City's Notice of Decision with County's Letter dated December 6, 2019.
 - a. **\$20,000.00** Administration Deposit (based on valuation of project).

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 project administration. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the course of 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.

2. Electronic submittal of engineering plans, geotech/pavement report and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements - include construction access and construction traffic circulation plan (if proposing direct access to County-maintained streets):

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.

- a. Half-street improvement on NW Walker Road to include a buffered bike lane, curb/gutter, 7.5 foot planter strip, 6 foot sidewalk, and continuous street lighting (to County standard). The 7.5 foot planter strip shall transition east of the driveway to match the County's MSTIP – Walker Road capital project (Matt Costigan, 503.846.7825). The frontage improvement shall include upgrades to the existing ADA ramps at the intersection and a bus stop sidewalk layout for the existing Trimet bus stop to County requirements.
- b. Reconstruction of the existing sidewalk on NW 185th Avenue with a 7.5 foot planter strip, 6 foot sidewalk and upgrades to existing street lighting (location/equipment/type). The frontage improvement shall include upgrades to the existing ADA ramps at the intersection. The planter strip

can be reduced as needed to address existing signal poles at the intersection. Any damaged curb shall be replaced.

- c. Access to NW 185th Avenue and NW Walker Road subject to County Engineer approval. Include preliminary Sight Distance for each access.
- d. All existing access to NW 185th Avenue and NW Walker Road shall be closed to County standards.

B. Obtain a Washington County **Facility Permit** upon completion of the following:

- 1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions **II.A.2**

NOTE: The Public Assurance staff (503-846-3843) will send the required forms to the applicant's representative **after** submittal and approval of items listed under **II.A.2**.

*The Facility Permit allows construction work within County rights-of-way and permits site access only after the developer first submits plans and obtains Washington County Engineering approval, obtains required grading and erosion control permits, and satisfies various other requirements of Washington County's Assurances Section including but not limited to execution of financial and contractual agreements. This process ensures that the developer accepts responsibility for construction of public improvements, and that improvements are closely monitored, inspected, and built to standard in a timely manner. **Access will only be permitted under the required Washington County Facility Permit, and only following submittal and County acceptance of all materials required under the facility permit process.***

II. PRIOR TO CERTIFICATE OF OCCUPANCY BY THE CITY OF BEAVERTON:

- A. The road improvements required in condition **II.A.2.** above shall be completed and accepted by **Washington County**.
- B. Final Sight Distance Certification shall be submitted for County review and approval.

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

Cc: Road Engineering Services
Assurances Section
Transportation File