



# WASHINGTON COUNTY

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# OREGON

Exhibit 4.1

November 1, 2023

**Received**  
**Planning Division**  
11/03/2023

**To:** Elena Sasin – Associate Planner

**From:** Naomi Vogel – Associate Planner

**RE:** Panzer Mixed Use Development  
City File Number: LU2023-00192/DR2023-00188/PS2023-00189/PUD2023-00187/P2023-00190/ZMA2023-00191  
County File Number: CP23-913  
Tax Map and Lot Number(s): 1S106BC03600-04200  
Location: W Baseline Road/SW 185<sup>th</sup> Avenue/SW 179<sup>th</sup> Avenue/SW Stepping Stone Drive/SW 184<sup>th</sup> Avenue/SW 181<sup>st</sup> Avenue

Washington County Department of Land Use and Transportation has reviewed this development application to construct 533 dwellings of various types and 17,736 square feet of retail space. A new public Collector street will connect to W. Baseline Road (stop-controlled) and SW 185<sup>th</sup> Avenue via a new signal. The new Collector Street is identified on both City and County Transportation System Plan(s). In addition, new public Local streets will connect to SW 179<sup>th</sup> Avenue, SW 181<sup>st</sup> Avenue and SW 184<sup>th</sup> Avenue. Access to SW 182<sup>nd</sup> Avenue is not proposed with this development application. All new streets will connect to County-maintained streets.

The applicant has submitted a Traffic Impact Analysis/Access Report dated January 27, 2023, an updated Trip Generation memo dated February 10, 2023, and supplemental Signal Assessment dated September 18, 2023. The TIA and supplemental analysis' meet the criteria set forth in R&O 86-95, "Determining Traffic Safety Improvements" and County Road Standards. The supplemental TIA analysis shows that due to the new signal on SW 185<sup>th</sup> Avenue the southbound standing queues will block the existing access that serves the Willow Creek Apartments. The county will monitor the access for safety issues for a period of 2 years. If safety issues should arise, the development will be responsible for retrofitting the private access per the County Engineer.

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

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## CONDITIONS OF APPROVAL

### I. PRIOR TO ISSUANCE OF AN EARLY GRADING OR SITE DEVELOPMENT PERMIT BY THE CITY OF BEAVERTON:

A. Obtain a Washington County Facility Permit for all public improvements on W Baseline Road, SW 185<sup>th</sup> Avenue, SW Stepping Stone Drive, SW 179<sup>th</sup> Avenue, SW 181<sup>st</sup> Avenue, SW 182<sup>nd</sup> Avenue, and SW 184<sup>th</sup> A 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 November 1, 2023.
2. **\$60,000.00** 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, construction TCP 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 new public improvements shall tie into existing public infrastructure per the County Engineer. 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.*

#### **West Baseline Road:**

- a. Construction of a 6-foot sidewalk and a 8.5-foot planter strip or tree wells (includes curb) with street trees on W Baseline Road. The section that fronts the eastbound decel right-turn lane shall include a 10.50-foot sidewalk with 4.50-foot tree wells (includes curb), street trees and a 6-foot bike lane with a 2-foot buffer. The sidewalk shall be located 1 foot from ROW and can meander as needed to avoid the transmission lines. Street trees shall be to City standards and shall use County root barrier detail. Street trees and tree grates shall be maintained by the

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Developer/Owner. Note: Placement of trees shall not encroach into the Vision Triangle area or conflict with street lighting requirements.

- b. Construction of a stop-controlled public street, Street 'A', on West Baseline Road per the TIA and County Engineer. The approach shall include two (2) outbound lanes (left-turn lane and a through/right-turn lane) and one inbound lane. Curb returns to County standards and turning templates. Include vision triangle clearance. Include receiving ADA ramps per the County Engineer.
- c. Construction of an eastbound decel 14 foot right-turn lane on West Baseline Road at ultimate location. The right-turn lane length and taper shall be to County Engineer requirements. Include truck turning templates and vision triangle clearance.
- d. Installation of continuous street lighting and communication conduit along the site's frontage of W Baseline Road to County standards.
- e. Closure of all existing access on W Baseline Road not approved with this development.
- f. Preliminary Sight Distance Certification for the intersection of Street 'A'/Baseline Road.

**SW 185<sup>th</sup> Avenue:**

- a. Reconstruction of a 6-foot sidewalk with a 7.5-foot planter strip or tree wells (includes curb) and street trees. Street trees shall be to City standards and shall use County root barrier detail. The sidewalk shall be located 1 foot from ROW. Street trees shall be maintained by the Developer/Owner. Note: Placement of trees shall not encroach into the Vision Triangle area or impede street lighting requirements.
- b. Installation of continuous street lighting and communication conduit along the site's frontage of SW 185<sup>th</sup> Avenue to County standards.
- c. Closure of all existing access on SW 185<sup>th</sup> Avenue not approved with this development. Note: Access to the stormwater facilities is not permitted.
- d. Construction of a signalized collector public street at the intersection of SW 185<sup>th</sup> Avenue and SW Alderwood Drive. The access shall include a four-way traffic signal with associated equipment, ADA/pedestrian equipment and lane configurations with storage lengths/tapers per the TIA and County Engineering. Include turning templates. Restriping of SW 185<sup>th</sup> Avenue per the County Engineer. Note: The signal cannot be operational until signal warrants are met.

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- e. Preliminary Sight Distance Certification for the intersection of SW 185<sup>th</sup> Avenue/SW Alderwood Avenue and SW 185<sup>th</sup> Avenue/SW Stepping Stone Drive.
- f. Reconstruction of the existing Bus Stop to Trimet and County standards.

**SW 179<sup>th</sup> Avenue:**

- a. Construction of a half-street improvement to a County NR-4 standard on the site's frontage of SW 179<sup>th</sup> Avenue. The half-street shall include a 5-foot sidewalk with a 7.50-foot planter strip or tree wells (includes curb) and street trees. Adequate illumination along the frontage to City standards, including adequate illumination at the intersection of W. Baseline Road to County standards. Upgrades to existing ADA ramps and ADA receiving ramps per County Engineer. The sidewalk shall be located 1 foot from ROW. Street trees shall be to City standards and shall use County root barrier detail. Street trees shall be maintained by the Developer/Owner. Curb return(s) to County standards and turning templates. Note: Placement of trees shall not encroach into the Vision Triangle area or impede street lighting requirements.
- b. Preliminary sight distance certification for the intersection of SW 179<sup>th</sup> Avenue/Street 'I' and SW 179<sup>th</sup> Avenue/W. Baseline Road. Parking shall not impede sight distance.
- c. Stop-controlled public street connection to SW 179<sup>th</sup> Avenue to County standards. Street illumination to City standards. Curb returns to County standards and turning templates.
- d. Closure of existing access not approved with this development.

**SW Stepping Stone Drive:**

- a. Construction of a 10-foot sidewalk with a 7.5 foot planter strip (includes curb) and street trees. Street trees shall be to City standards and shall use County root barrier detail. The sidewalk shall be located 1 foot from ROW. Street trees shall be maintained by the Developer/Owner. Curb returns to County standards and turning templates.
- b. Installation of continuous street lighting and communication conduit along the site's frontage of SW Stepping Stone Drive to County standards.
- c. Upgrades to the pedestrian crossing equipment, ADA ramps and crosswalks at the intersection of SW Stepping Stone Drive/W. Baseline Road and SW Stepping Stone Drive/SW 185<sup>th</sup> Avenue. Receiving ADA ramps per County Engineer.
- d. Closure of the existing private access driveway.

- e. LIDA Facility per City/CWS standards. Location shall not impede with street lighting requirements.

**SW 181<sup>nd</sup> Avenue, SW 182<sup>nd</sup> Avenue and SW 184<sup>th</sup> Avenue:**

- a. Street 'C' and Street 'E' connection per County standards. Include adequate street lighting.
- b. Install a fence and signage per County standards at the future connection with SW 182<sup>nd</sup> Avenue.

**II. PRIOR TO APPROVAL OF THE FINAL PLAT BY WASHINGTON COUNTY/CITY OF BEAVERTON:**

- A. The following shall be recorded with Washington County Survey Division (503.846.8723):
  - 1. Provision of a non-access restriction along the site's frontage of W Baseline Road, SW 185<sup>th</sup> Avenue and Stepping Stone Drive except for the accesses approved with this land use approval.
  - 2. Dedication of right-of-way to meet 51 feet the centerline of W Baseline Road including adequate corner radius. Dedication of right-of-way to meet 63 feet from the centerline of W. Baseline Road for the right-turn lane per approved plans.
  - 3. Dedication of right-of-way to meet 52 feet from the centerline of SW 185<sup>th</sup> Avenue, including adequate corner radius at the intersection with Stepping Stone Drive and Street 'A'. Note: All signal/pedestrian equipment shall be located within County rights-of-way.
  - 4. Dedication of right-of-way to meet 37 feet from the centerline of Stepping Stone Drive including adequate corner radius at the intersection with SW 185<sup>th</sup> Avenue and W. Baseline Road. Note: All signal/pedestrian crossing equipment shall be located within County rights-of-way.
  - 5. Dedication of right-of-way to meet 32 feet from the centerline of SW 179<sup>th</sup> Avenue, including adequate corner radius at the intersection with W. Baseline Road and Street 'I'.

**III. PRIOR TO OCCUPANCY OF THE FIRST DWELLING OR RETAIL 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 all accesses to County streets.

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- B. A 2-year monitoring/maintenance period is required for the signal. The monitoring period will commence from the date of signal operation. The existing access that serves Willow Creek Apartments shall be monitored for safety impacts due to the new signal at 185<sup>th</sup> Avenue and Alderwood Street. It is the applicant's responsibility to ensure that the north access on SW 185<sup>th</sup> Avenue can operate safely. If safety/operational problems arise, the applicant will be responsible for assuring the safe operation of the access. This may require that the applicant retrofit additional traffic control devices to limit turning movements and/or physical improvements to the roadway. All changes will be subject to Washington County approval.
  
- C. Pay a Fee-in-Lieu cash assurance for the anticipated costs for access modification(s) for Willow Creek Apartments to Washington County in any amount to be determined by the County Engineer based on anticipated future driveway restriction costs and an engineer's estimate.

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