

From: Joseph Auth <Joseph.Auth@hillsboro-oregon.gov>
Sent: Monday, October 2, 2023 1:26 PM
To: Elena Sasin
Cc: Ruth Klein; Naomi Vogel
Subject: [EXTERNAL] RE: Revised 9.27.23 Materials - Panzer Mixed Use Development
Attachments: [PanzerMixedUse_CityOfHillsboroComments_15sep2023.pdf](#)

Exhibit 4.2

Follow Up Flag: Follow up
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Hi Elena,

Thank you for the opportunity to review the updated plans and analysis. The City of Hillsboro's comments are still the same (see attached letter).

If you need language for a condition of approval to address the City of Hillsboro comments, my suggested wording for a condition of approval is the following:

Prior to submittal of building permits, the applicant shall obtain a Washington County Facility Permit and modify the pavement markings in the median of SW 185th Avenue to a two-way left-turn lane pavement marking from the southern property line of Tax Lot 8500 to the northern edge of Tax Lot 8501 site driveway on Washington County Assessor's Map 1S201AD or otherwise as directed by Washington County.

Sincerely,

Joseph Auth, PE | *Transportation Systems Engineer*
City of Hillsboro | Community Development: Transportation Systems Division
503-681-5256 (office) | 503-476-2278 (cell)
[Hillsboro-Oregon.gov](https://hillsboro-oregon.gov) | [Engage with Us](#)

From: Elena Sasin <esasin@beavertonoregon.gov>
Sent: Thursday, September 28, 2023 10:26 AM
To: [Robert Mccracken@beaverton.k12.or.us](mailto:Robert_Mccracken@beaverton.k12.or.us); Steven Sparks <Steven_Sparks@beaverton.k12.or.us>; Naomi Vogel <Naomi_Vogel@washingtoncountyor.gov>; Jinde Zhu <Jinde_Zhu@washingtoncountyor.gov>; Libby <WinterLi@TriMet.org>; Fiona <CundyF@TriMet.org>; Guy <BennG@TriMet.org>; Michelle <WyffelsM@trimet.org>; PETER SWINTON <p.swinton@thprd.org>; Joseph Auth <Joseph.Auth@hillsboro-oregon.gov>; Ruth Klein <Ruth.Klein@hillsboro-oregon.gov>; landusenotifications@oregonmetro.gov
Subject: Revised 9.27.23 Materials - Panzer Mixed Use Development

Hello,

The applicant has submitted the following revised materials dated 9.27.23:

- [185th Signal Traffic Memo Supplement-2023-09-27](#)
- [Narrative-2023-09-27](#)
- [Plans-2023-09-27](#)

Their new Facilities Review Meeting date is October 25th (exact time TBD – please contact me if you would like an invite to the virtual meeting).

Comments and/or conditions of approval due to City of Beaverton staff by **October 12, 2023**.

Please let me know if you have any questions.

Thank you,

Elena Sasin

Associate Planner | Community Development
City of Beaverton | PO Box 4755 | Beaverton, OR 97076
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Coming Soon! – NEW Beaverton Electronic Permitting System (BEPS) will go live within the Planning Division on April 3, 2023. Customers will have 24/7 access to the BEPS with comprehensive project tracking and the ability to pay fees online! For more information, click here [Electronic Permitting System | Beaverton, OR - Official Website \(beavertonoregon.gov\)](#)



Received
Planning Division
09/15/2023

September 15, 2023

Re: City of Hillsboro Comments on Panzer Mixed Use
LU32023-00192 [DR32023-00188 / PS2202300189 /
PUD32023-00187 / P22023-00190 / ZMA32023-00191]

Elena Sasin:

Thank you for the opportunity to comment on the Panzer Mixed Use application. Our City wants to ensure the Willow Creek Apartments driveway on SW 185th Avenue, that is within our city limits, operates safely with the proposal of a new traffic signal at the SW 185th Avenue / SW Alderwood Drive intersection.

Upon review of the recent materials submitted by the applicant, SW 185th Avenue southbound motor vehicle queue from the proposed SW Alderwood Drive traffic signal causes intersection sight distance issues for motor vehicles performing a left turn from the Willow Creek Apartments driveway. To mitigate this safety concern, the City of Hillsboro is recommending restriping the median on SW 185th Avenue as a two-way left-turn lane for the left-turn lane that currently serves the Aloha Park Apartments site. This restriping allows residents from the Willow Creek Apartments to turn left onto the SW 185th Avenue's median so these residents can have better sight distance before entering the northbound lane on SW 185th Avenue.

The applicant's traffic analysis also indicates Willow Creek Apartments driveway experiences a peak hour control delay greater than 50 seconds ('F' level of service) if residents from Willow Creek Apartments cannot use the median on SW 185th Avenue to find a safe gap onto SW 185th Avenue northbound. The recommended two-way left-turn lane pavement marking reduces this delay.

Please feel free to contact me if you have any questions.

Sincerely,

Joseph Auth, PE
Transportation Systems Engineer

Cc: Ruth Klein, City of Hillsboro
Naomi Vogel, Washington County