



June 13, 2023

To: Brittany Gada – Associate Planner

From: Naomi Vogel – Associate Planner

RE: Elmonica Mixed-Use Development
City File Number: DR2022-0139 / TP2022-0015 / LD2022-0018 / LLD2023-0003
County File Number: CP23-910
Tax Map and Lot Number(s): 1S106DB02500/1S106DB00400
Location: 1111 SW 170th Avenue / 17160 W Baseline Road

Washington County Department of Land Use and Transportation has reviewed this development application to construct three (3) five-story residential buildings for a total of 255 multi-dwelling units, one live/work unit, and 2,927 square feet of commercial space are proposed. Access to the development will be via a private RI/RO access on West Baseline Road and a private full-movement access on SW 170th Avenue, aligned with the driveway that serves TriMet parking lot. The driveway on West Baseline will provide access to the REACH development proposed on Tax Lot 100.

West Baseline Road and SW 170th Avenue are designated Arterials on the County's Transportation Systems Plan (TSP). Section 220.020.2 of the County's Road Design & Construction Standards require that access to an Arterial be from another Arterial or Collector street and located beyond the influence of standing queues of an intersection in accordance with AASHTO standards. All access shall also provide adequate left turn refuge and meet sight distance standards as required by Resolution and Order No. 86-95.

The proposed accesses do not meet the County's access standards required for access to an Arterial because the accesses are not a Collector or Arterial street and are located within the standing queues for both County roads. Pursuant to the County Road Design & Construction standards, an access that does not meet the access standards shall submit a Design Exception as outlined in Section 220 of the Road Standards and an Access Management Plan pursuant to Section 501-8.5 of the County Development Code.

Department of Land Use & Transportation
Operations and Maintenance

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The applicant has submitted an Access Management Plan (AMP) with a Traffic Impact Analysis (TIA) dated August 29, 2022 and supplemental Memo dated February 8, 2023 to the County. However, the AMP failed to address all the requirements of Section 220 of the Road Standards and Section 501-8.5 of the County Development Code. Notwithstanding the information provided, the County perceives that both accesses can be approved subject to the following conditions of approval.

West Baseline Road RI/RO Access:

The TIA and AMP indicate that the access on West Baseline is within the standing EB through queue. Therefore, this access will be permitted as interim when a Design Exception to the Washington County Road Design and Construction Standards has been approved per section 220.020.2 and to the criteria contained in section 220.020.1. The interim access will be monitored for safety and operational performance. If the County finds that the access does not operate safely and/or causes safety impacts on West Baseline, modifications to limit turning movements or closure of the access will be required. The interim access is subject to the following provisions and conditions of approval:

- *There shall be no parking within 50 feet of the West Baseline access. On-site signing and striping shall be installed to prevent outbound traffic from blocking the REACH driveway to mitigate risk of inbound vehicles queuing back onto West Baseline.*

Note: Additional parking spaces may need to be removed if found to cause spillback issues onto West Baseline Road or if REACH access to the drive aisle is impacted.

- *If the County finds that the interim access does not operate safely, causes safety impacts on West Baseline and/or that construction of an EB right-turn lane on West Baseline is required, modifications to limit turning movements, closure of the interim access, or relocation of the interim access will be required subject to County Engineer approval.*
- *If this interim access is restricted, closed, or relocated, then REACH will be provided an access easement via the Elmonica site to 170th Avenue driveway located across from the TriMet driveway.*
- *Any costs to restrict, close or relocate the interim access will be the responsibility of Elmonica development. Alternatively, Elmonica development may pay a Fee-in-Lieu cash assurance for these anticipated costs to Washington County in an amount to be determined by the County Engineer based on anticipated future driveway modification costs.*

SW 170th Avenue Access

The TIA and AMP indicates that left-out movements from the site will be blocked by traffic on SW 170th Avenue during AM/PM peak travel times. Therefore, this access will be permitted as interim when a Design Exception to the Washington County Road Design and Construction

Standards has been approved per section 220.020.2 and to the criteria contained in section 220.020.1. The interim access will be monitored for safety and operational performance. If the County determines that the access does not operate safely and/or acceptably, the access will be

restricted. Restricted vehicular movements may include left-in as well as left-out movements or any other restrictions deemed necessary by the County in consultation with the Oregon Department of Transportation (ODOT) Rail Division. The interim access is subject to the following provisions and conditions of approval:

- *There shall be no parking on either side of the driveway between the access on the interior approach to SW 170th Avenue.*
- *Costs to modify or restrict the SW 170th access in the future due to safety or operational impacts will be the responsibility of Elmonica development. Alternatively, Elmonica development may pay a Fee-in-Lieu cash assurance for the anticipated costs for access modification(s) to Washington County in any amount to be determined by the County Engineer based on anticipated future driveway restriction costs.*

CONDITIONS OF APPROVAL

I. PRIOR TO ISSUANCE OF THE SITE DEVELOPMENT PERMIT FOR BY THE CITY OF BEAVERTON:

- A. Obtain a Washington County Facility Permit for all public improvements on SW Baseline Road and SW 170th Avenue 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 June 13, 2023.
 2. **\$50,000.00** 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.

West Baseline Avenue – RI/RO access

- a. Removal of the existing sidewalk and reconstruction of a 10-foot-wide sidewalk with tree wells and 13 foot planter strip on W Baseline Road. The sidewalk shall be located 1 foot from the ROW. Street trees shall be to City standards and shall use County root barrier detail. Maintenance of street trees and tree grates shall be maintained by the Developer/Owner.
- b. Installation of continuous street lighting and communication conduit along the site's frontage of W Baseline Road to County standards.
- c. Construction of a RI/RO access, including installation of a median on W Baseline Road. Use County Standard Detail 2300. Include truck turning templates and vision triangle clearance.
- d. Closure of all existing access on SW Baseline Road not approved with this development.
- e. Construction access and traffic circulation/control plan.
- f. Preliminary Sight Distance Certification and mitigation for access to W Baseline Road.

SW 170th Avenue Access

- a. Construction of a half-street improvement to a minimum A-4 County standard along the site's entire frontage, including the portion that fronts ODOT Rail ROW. The half-street improvement shall include a 3 lane road section, 6 foot bike lane with 2 foot buffer, gutter/curb, 10 foot wide sidewalk with tree wells, 6 foot planter strip. Street trees shall be to City standards and shall use County root barrier detail. Maintenance of street trees and tree grates shall be maintained by the Developer/Owner.

NOTE: The half-street improvement that fronts ODOT Rail ROW shall be constructed per the ODOT Rail Order and County Engineer.

- b. Installation of continuous street lighting and communication conduit along the site's frontage of SW 170th Avenue to County standards.
- c. Closure of all existing access on SW 170th Avenue not approved with this development.
- d. Stop-controlled private access to SW 170th Avenue aligned with Trimet parking lot access. Lane configuration shall be 1 outbound lane and 1 inbound lane. Include truck turning templates and vision triangle clearance.
- e. Construction access and traffic circulation/control plan.
- f. Preliminary Sight Distance Certification for access to SW 170th Avenue.
- g. Reconstruction of the transit stop bus pull-out adjacent to the project site per Trimet and the County Engineer.
- h. Construction of the rail crossing improvements per ODOT Rail Order.

NOTE: ODOT Rail Order must be approved prior to issuance of a County Facility Permit.

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 (John Kidd 503.846.7932):
 1. Provision of a non-access restriction along the site's frontage of W Baseline Road and SW 170th Avenue except for the accesses approved with this land use approval.
 2. Dedication of right-of-way to meet 61 feet from the centerline of W Baseline Road.
 3. Dedication of right-of-way to meet 45 feet from the centerline of SW 170th Avenue. A public easement for any portions of the sidewalk or other public improvements not located within the right-of-way.
 4. Dedication of an 8-foot PUE along the site's frontage of W Baseline Road and SW 170th Avenue.

III. PRIOR TO OCCUPANCY BY THE CITY OF BEAVERTON:

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- 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 County streets.

- B. Pay a Fee-in-Lieu cash assurance for the anticipated costs for access modification(s) for both accesses 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