



August 9, 2023

To: Brittany Gada – Associate Planner

From: Naomi Vogel – Associate Planner

RE: REACH Elmonica Housing
City File Number: ADJ2022-0003 / DR2022-0067 / TP2022-0009 / LLD2022-0005 /
ADJ2023-0001
County File Number: CP23-912
Tax Map and Lot Number(s): 1S106DB00100/00400/2500 (access only)
Location: SW 170th Avenue / W Baseline Road

Washington County Department of Land Use and Transportation has reviewed this development application to construct an 81-unit, four-story multi-dwelling building. Access to the development will be via a private interim RI/RO access on West Baseline Road. The driveway on West Baseline is located on parcel Tax Lot 2500 and is associated with the recently approved City Casefile DR2022-0139 – Elmonica Mixed Use. Tualatin Fire & Rescue has required an emergency access to be located SW 170th Avenue.

The applicant has submitted a Traffic Impact Analysis (TIA) and Access Management Plan (AMP) dated June 13, 2023 in compliance with the criteria set forth in R&O 86-95, “Determining Traffic Safety Improvements” and County Road Standards. All requirements to the transportation system noted in the TIA/AMP have been incorporated into the conditions of approval below.

RI/RO Access – West Baseline Road

The interim access that will serve REACH development will be provided by the adjacent development, in compliance with the County’s access standards to Arterials. The interim access may require closure/relocation due to safety impacts to the traveling public or the construction of the future EB right-turn lane on West Baseline Road. 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.

Department of Land Use & Transportation
Operations and Maintenance

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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 W. 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 **August 9, 2023**.
2. **\$20,000.00** 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.

- a. Removal of the existing sidewalk and reconstruction of a 10-foot-wide sidewalk with tree wells and 13.5 foot planter strip (includes curb) on W Baseline Road. The sidewalk shall be located .5 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. LIDA Facility locations are subject to County engineer approval and shall not impact street lighting location needs.
- b. Installation of continuous street lighting and communication conduit along the site's frontage of W Baseline Road and SW 170th Avenue as approved by the county engineer.

- c. Construction of a half-street improvement to a minimum A-4 County standard along the site's 170th Avenue frontage. The half-street improvement shall include a 3 lane road section, 6 foot bike lane with 2 foot buffer, gutter/curb, 5.5 foot planter strip and 10 foot wide sidewalk with tree wells. 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. Standard Detail 4010. NOTE: planter strip width may vary as needed to construct the half-street improvement per the County Engineer and ODOT Rail Xing Order (pending approval).
- d. Closure of all existing access on SW 170th Avenue and W. Baseline Road not approved with this development.
- e. Construction access and traffic circulation/control plan.
- f. Compliance with the rail crossing improvements per ODOT Rail Order on W. Baseline Road.
- g. Construction of an emergency access to County/TVFR standards. Standard Detail 2020.
- h. RI/RO private access on West Baseline Road if not constructed by others (Refer to County Casefile CP23-910).

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:
 1. Provision of a non-access restriction along the site's frontage of W Baseline Road and SW 170th Avenue.
 2. Dedication of right-of-way to meet 61 feet from the centerline of W Baseline Road, including adequate corner radius at the intersection with SW 170th Avenue for the future relocation of the signal equipment and right turn lane.
 3. Dedication of right-of-way to meet 45 feet from the centerline of SW 170th Avenue.

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.

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