



WASHINGTON COUNTY, OREGON

Department of Land Use and Transportation, Operations & Maintenance Division
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October 4, 2019

To: Lauren Russell - Associate Planner

From: Naomi Vogel - Associate Planner

RE: Cedar Hills Redevelopment
City File Number: DR2019-0110/LD2019-0026/PD2019-0002
County File Number: CP19-922
Tax Map and Lot Number: 1S102CC02700, 02800 & 02900
Location: SW Park Way/SW Marlow Avenue/SW Wilshire Street

Washington County Department of Land Use and Transportation has reviewed this development application request to construct six new buildings with approximately 56,388 square feet of ground floor commercial space, 509 residential units and 566 on-site parking spaces. Access to the development will be via private accesses on SW Park Way and SW Wilshire Street.

SW Park Way, SW Wilshire Street and SW Marlow Avenue are County-maintained road sections. A Traffic Impact Analysis (TIA) prepared by Kittleson & Associates (August 30, 2019) and supplemental Memo (September 29, 2019) was submitted in compliance with Washington County R&O 86-96 (Determining Traffic Safety Improvements). County Traffic engineering staff has reviewed the project's Traffic Impact Analysis' and concur with the traffic safety mitigation measures proposed for the development.

I. PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT BY THE CITY OF BEAVERTON THE FOLLOWING ITEMS SHALL BE COMPLETED:

- A. The following shall be recorded with Washington County (*Contact Survey Division 503.846.8723*):**

1. Dedication of an additional 8 feet of right-of-way to meet 39 feet from the centerline of SW Marlow Avenue, including adequate corner radius at the intersection with SW Park Way and SW Wilshire Street.
2. Dedication of an additional 7 feet of right-of-way to meet 35 feet from the centerline of SW Wilshire Street.
3. Dedication of an additional 19.5 feet of right-of-way to meet 41.50 feet from the centerline of SW Park Way.

B. Submit to Washington County Public Assurance Staff a request for a Facility Permit for all public improvements on SW Park Way, SW Wilshire Street, and SW Marlow Avenue.

The following items shall be included in the Facility Permit submittal packet:

1. Completed "Design Option" form (original copy), "Facility Permit Information Form", City's Notice of Decision with County's Letter dated October 4, 2019 and a **\$45,000.00** 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 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 proposed on 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. Construction of the following frontage improvements on SW Marlow Avenue: 10 foot sidewalk with 4 foot tree wells, street trees, street signage, street lighting, curb/gutter, 6 foot bike lane, 8 foot parking spaces and one travel lane in each direction.
- b. Restripe the west side of SW Marlow Avenue with a 6 foot bike lane and 8 foot parking spaces. Existing pavement markings shall be modified as directed by the County Engineer.

- c. Construction of the following frontage improvements on SW Wilshire Street: 10 foot sidewalk with 4 foot tree wells, street signage, ADA ramp curb extensions, curb/gutter, 6 foot bike lane, 8 foot parking spaces and one travel lane in each direction. Street lighting shall be installed to City standards.
- d. Stripe the south side of SW Wilshire Street with a 6 foot bike lane and 7.50 foot parking spaces. Existing pavement markings shall be modified as directed by the County Engineer.
- e. Construction of frontage improvements along the site's frontage of SW Park Way: 10 foot sidewalk, 4 foot tree wells with street trees, street signage, street lighting, curb/gutter, 8 foot parking (south side only), 7 foot buffered bike lane and one travel lane in each direction with a continuous center turn lane. NOTE: Show the limits of ODOT rights-of-way.
- f. Stripe the north side of SW Park Way with a 6 foot bike lane and installation of signage as needed.
- g. Mid-block crossing on SW Park Way and SW Wilshire subject to County Engineer approval (Refer to Mid-block Crossing Criteria).
- h. Private access on SW Park Way and SW Wilshire Street. Provide truck turning templates for the largest truck accessing the site. Include Preliminary Sight Distance Certification for all accesses.
- i. Installation of wayfinding signage from the site to/from SW Park Way, SW Marlowe Avenue and Trimet Sylvan Bridge to County standards.
- j. Restripe the intersection of SW Park Way/SW Marlow Avenue to include a single through travel lane and left-turn lane on the eastbound and westbound approaches per the Traffic Impact Analysis.
- k. Closure of all accesses on SW Park Way/SW Wilshire Street/SW Marlow Avenue not approved with this development application.
- l. Bus stops, street furniture, and other improvements within County rights-of-way.

II. PRIOR TO OCCUPANCY BY THE CITY OF BEAVERTON:

- A. The road improvements required in condition **I.B.2.** above shall be completed and accepted by Washington County.

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