



August 17, 2023

**To: Lina Smith – Associate Planner**

**From: Naomi Vogel – Associate Planner**

**RE: Raleigh Hills Elementary School Rebuild - BSD**  
**City File Number: CU2022-0012/DR2022-0155/LD2022-0020**  
**County File Number: CP 23-909**  
**Tax Map and Lot Number(s): 1S1-13CA00400**  
**Location: 5225 SW Scholls Ferry Road**

**Washington County Department of Land Use and Transportation** has reviewed this development application to rebuild the existing Raleigh Hills Elementary located on SW Scholls Ferry Road, a designated county-maintained Arterial (3 lanes). The applicant is requesting approval to reconfigure all the school's existing private driveway locations on SW Scholls Ferry Road. The two (2) western driveways will be consolidated into one full movement stop-controlled access for buses and staff parking. The eastern parking lot access location will change to align with SW Montclair Drive and will provide access to the parent loading area. This new intersection will be constructed as a four-way signalized intersection. The existing access that serves Tax Lots 300/301 (Tax Map 1S113CA) will be reconstructed as a residential access only.

The proposed accesses on SW Scholls Ferry Road do not meet the County's access standard that requires access to an Arterial be from another Arterial or Collector Street. Pursuant to the County Road Design & Construction standards, an access that does not meet the access standards shall submit an Access Management Plan (AMP) in compliance with Section 220 of the Road Standards and Section 501-8.5 of the County Development Code. The AMP shall demonstrate that the proposed access(es) will continue to maintain the classified function and integrity of the transportation facility, including for all properties within the access management study area. Additionally, the AMP shall include a Traffic Impact Analysis (TIA) that addresses the safety and operational criteria set forth in R&O 86-95, "Determining Traffic Safety Improvements". The applicant submitted an AMP (July 18, 2023) and TIA (March 28, 2023) prepared by DKS Associates. The County Engineer concurs with the analyses that the proposed accesses will operate safely with implementation of the traffic mitigation recommendations included in the AMP and TIA.

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

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County Staff notes that Beaverton School District (BSD) has mailed letters to residents of the parcels that will be impacted by the new signalized intersection to inform them of the potential turning movement restrictions (left-ins/left-outs) to their accesses during peak school hours. County staff has received correspondence from the owners of Tax Lots 300 and 301 regarding the existing access that serves their dwellings. BSD has addressed their concerns by providing a separate access. County staff notes that this access will be constructed as a residential driveway for use by the subject tax lots only. Redevelopment of either tax lots will require review of the residential driveway for compliance to county access standards for Arterials.

## CONDITIONS OF APPROVAL

### I. PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT BY THE CITY OF BEAVERTON, THE APPLICANT SHALL OBTAIN A WASHINGTON COUNTY FACILITY PERMIT FOR CONSTRUCTION OF THE FOLLOWING PUBLIC IMPROVEMENTS ON SW SCHOLLS FERRY ROAD:

#### A. Submit the following to **Washington County** Public Assurance Staff (503-846-3843):

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 17, 2023.
2. **\$25,000.00** 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 project, the Administration Deposit account falls below County approved level, 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. Construction of a signalized access on SW Scholls Ferry Road at the intersection of SW Scholls Ferry Road and SW Montclair Drive. The access shall include a traffic signal with associated equipment, ADA/pedestrian equipment and lane configurations with storage lengths/tapers per the TIA/AMP and County Engineering. Include turning templates.
- b. Construction of the western access for buses, including a left turn lane on SW Scholls Ferry Road per the AMP/TIA. The left-turn lane shall include a minimum of 100 feet of storage plus taper per County engineering. The design shall include turning templates for buses and the largest truck using the driveway.
- c. Construction of a half-street improvement to a County A-4 standard along the site's frontage of SW Scholls Ferry Road. The half-street improvement shall include an 11 foot travel lane, turn lane(s), 6 foot bike lane, gutter/curb, 6 foot sidewalk and 4 foot planter strip with street trees. The lane widths are subject to approval by the County Engineer. Coordination with the County's Capital Project is required.
- d. Installation of continuous illumination and communication/signal conduit along the site's frontage of SW Scholls Ferry Road to County standards. All access, including the driveway for Tax Lots 300 and 301 shall be adequately illuminated per County standards.
- e. Preliminary certification of adequate sight distance for both school accesses to SW Scholls Ferry Road, including for construction access (if proposed).
- f. Closure of all existing access from the subject tax lots to SW Scholls Ferry Road not approved with this land use. Note: Access to Tax Lots 300 and 301 shall be provided during construction.
- g. Construction access and traffic circulation/control plan for access to SW Scholls Ferry Road. Note: include temporary access for Tax lots 300/301.
- h. Construction of a TriMet, County and ADA compliant bus stop on SW Scholls Ferry Road.
- i. Residential driveway to serve Tax Lots 300 and 301 per County standards. Provide preliminary sight distance analysis.

**II. PRIOR TO APPROVAL OF THE PLAT RECORDATION BY THE CITY OF BEAVERTON AND WASHINGTON COUNTY:**

- A. The following shall be shown on the plat and recorded with Washington County Survey Division (503.846.8723):
1. Dedication of an 8-foot PUE along the frontage of SW Scholls Ferry Road.
  2. Provision of a non-access restriction along the subject site's frontage of SW Scholls Ferry Road, except for approved accesses.
  3. Dedication of adequate corner radius at the intersection of SW Scholls Ferry Road and eastern (parent) school access to accommodate the signal and associated equipment.

**III. PRIOR TO OCCUPANCY OF THE SCHOOL:**

- A. The road improvements required in condition **I.A.3.** above shall be completed and approved by Washington County, including final sight distance certification for all access on Scholls Ferry Road.
- B. Submit for review and advisory comment the student drop-off and pick-up circulation plan, including on-site signage, for the east parking lot.

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

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