

**WASHINGTON COUNTY**
OREGON

June 4, 2021

Received
Planning Division
06/10/2021**To: Elena Sasin - Associate Planner****From: Naomi Vogel - Associate Planner****RE: South Cooper Mountain – Blackbird Farms**City File Number: **CU2020-0008 / CU2020-0009 / DR2020-0136 / PD2020-0007 / LD2020-0014****County File Number: CP21-909**Tax Map and Lot Number: **2S106B000200/00203/00204**Location: **18043 SW Scholls Ferry Road**

Washington County Department of Land Use and Transportation has reviewed the above noted development application for a PUD that includes approximately 373 multi-family dwellings and 20,000 square feet of commercial to be completed in 5 phases. Access to the new development will be via SW Mountainside Way and SW Strobel Street, City-maintained streets. Additional access is proposed via a right-in/right-out access only (Street C) on SW Scholls Ferry Road, a County-maintained street. However, the proposed public street connection to SW Scholls Ferry Road does not meet County Arterial access standards. The applicant is required to obtain approval via a Design Exception to the access standards from the County Engineer.

A Traffic Impact Analysis (April 9, 2021) completed by Global Transportation Engineering was submitted to the County for review. The County Engineer concurs with the roadway improvements assumed for SW Scholls Ferry Road noted in the updated traffic analysis. The following conditions reflect the necessary safety mitigations associated with the roadway assumptions in the analysis.

CONDITIONS OF APPROVAL**I. PRIOR TO APPROVAL OF A SITE DEVELOPMENT PERMIT BY THE CITY OF BEAVERTON FOR PHASE 1, THE APPLICANT SHALL OBTAIN A WASHINGTON COUNTY FACILITY PERMIT FOR CONSTRUCTION OF THE FOLLOWING PUBLIC IMPROVEMENTS:****A. Submit the following to Washington County Public Assurance Staff (503-846-3843):****Department of Land Use & Transportation**
Operations and Maintenance1400 SW Walnut Street, MS 51, Hillsboro, OR 97123-5625
phone: 503-846-7623 • fax: 503-846-7620
www.co.washington.or.us/lut • lutops@co.washington.or.us

1. A signed "Design Option" form (original copy), City's Notice of Decision (NOD) and County's Letter dated June 4, 2021.
2. **\$35,000.00** 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 and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements, including construction access and construction traffic circulation plan (if proposed on a County-maintained street):

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 half-street 5 lane Arterial road improvement along the site's frontage of SW Scholls Ferry Road to County standards. The frontage improvements shall include buffered bike lane, curb/gutter, 14-foot sidewalk with a 7-foot planter strip (LIDA facility) and continuous street lighting. The frontage improvement shall include signal and interconnect conduit(s). NOTE: The frontage improvements shall tie into adjacent half-street improvements (Main Street Commercial and the Ridge).
- b. Completion of Mountainside Way intersection improvements to accommodate the revised lane configuration, including signal, striping and signage modifications per the County Engineer.
 - Mountainside Way shall include a northbound lane and two (2) southbound lanes - a left-turn lane and convert outside turn lane to a shared right-turn/through/left-turn lane.
- c. Completion of Scholls Ferry Road/Mountainside Way intersection improvements to accommodate revised lane configurations, including signal, striping and signage modifications per the County Engineer.
 - Two westbound through lanes – one (1) through lane and convert the existing right-turn lane to a shared right-turn/through lane.

- Two westbound receiving lanes, outside lane shall have a minimum lane length of 500 feet plus taper.
- One (1) eastbound through lane and two (2) eastbound receiving through lanes.
- Removal of the eastbound left-turn lane (conditioned under Main Street Commercial).

d. Closure of all existing access on SW Scholls Ferry Road to County standards.

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

- A. The following shall be recorded with Washington County Survey Division (503.846.8732):
1. The applicant shall dedicate additional right-of-way to meet 78 feet from the centerline of SW Scholls Ferry Road.
 2. The applicant shall dedicate an 8-foot PUE along the site's frontage of SW Scholls Ferry Road.
 3. The applicant shall include a plat note that restricts access to SW Scholls Ferry Road from the site.

III. APPLICANT SHALL OBTAIN APPROVAL FROM WASHINGTON COUNTY FOR STREET 'C' CONNECTION TO SW SCHOLLS FERRY ROAD.

- A. The following shall be recorded with Washington County Survey Division (John Kidd – 503.846.7932):
1. Dedication of additional right of way required for proposed Street C connection to SW Scholls Ferry Road, including adequate corner radius (subject to submittal and approval of a Design Exception by the County Engineer).

IV. PRIOR TO OCCUPANCY OF THE FIRST BUILDING/DWELLING (PHASE 1):

- 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 the intersection of SW Scholls Ferry Road/SW Mountainside Way.
- B. Pay a proportional share of the cost to improve the intersection of SW 175th Avenue and SW Kemmer Road. The total amount to be paid to Washington County is \$70,420.00 (City will review for paid status).
- C. The intersection of Strobel Road/Scholls Ferry Road shall be completed to a 5-lane configuration (eastbound/westbound) and accepted by the County (completion by others).

- D. The site's SW Mountainside Way connection to SW Strobel Street shall be completed and accepted by the City.

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

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