



WASHINGTON COUNTY, OREGON

Department of Land Use and Transportation, Operations & Maintenance Division
1400 SW Walnut Street, MS 51, Hillsboro, Oregon 97123-5625
(503) 846-7623 · FAX: (503) 846-7620

October 5, 2018

To: Elena Sasin, Associate Planner

From: Naomi Vogel, Associate Planner

RE: The Vineyard PUD @ South Cooper Mountain
City File Number: **CU2018-0014/LD2018-0025/LD2018-0026**
County File Number: CP18-913
Tax Map and Lot Number: **1S1310001600/1605/portion of 1900**
Location: **17520 SW Horse Tale Drive/SW 175th Avenue**

Washington County Department of Land Use and Transportation has reviewed this development application for a 297 unit residential development to be constructed in seven (7) phases. Access to the development will be via the extension of SW Barrows Road (City Street) and SW Alvord Lane (City Street) to SW 175th Avenue, a County-maintained Arterial.

1. ***The proposed public streets, SW Barrows Road and SW Alvord Lane, are identified on the City's South Cooper Mountain Community Plan Street Framework (Figure 10). The County Engineer has reviewed the Traffic Impact Analysis submitted for this development (Kittleson & Associates – June 1, 2018) as required by R&O 86-95. The County concurs with the "Recommendations" on page 29 of the TIA. County staff recommends striping a dedicated eastbound to southbound right-turn lane on SW Barrows Road at the intersection with SW 175th Avenue.***
2. Resolution and Order 86-95 requires a minimum sight distance (measured in feet) equal to ten times the vehicular speed of the road(s) at proposed access location(s). This requirement applies to sight distance in both directions at each access.

The applicant will be required to provide certification from a registered professional engineer that adequate sight distance exists in both directions (or can be obtained pursuant to specific improvements) at all proposed public street connections to SW 175th Avenue.

3. Consistent with statewide pedestrian circulation/linkage goals of the Transportation Planning Rule and the County's R&O 86-95 (road safety requirements), the County normally requires sidewalk installation as a minimum road safety improvement along site frontage of all County-maintained roads. Sidewalks further establish future street profiles, demarcate County or City right-of-way, and address drainage issues. Sidewalk requirements are not generally waived, even when sidewalk is not currently present on neighboring properties. Rather, even non-contiguous sidewalk is considered to provide some measure of pedestrian refuge and ideally, makes possible eventual connection of sidewalks (as surrounding development takes place and is likewise conditioned to provide sidewalk). Additionally, the Washington County Road Design and Construction Standards require provision of adequate drainage along a site's frontage of a county road.

Construction of a half-street improvement to an A-2 County standard with left-turn lanes at each public street connection and continuous illumination is required on SW 175th Avenue. The half-street improvement shall include a 7.5 foot planter strip with a 12 foot wide sidewalk south of SW Barrows Road and a 6 foot sidewalk north of SW Barrows Road per City standards.

The applicant has proposed a retaining wall (Sheet 5C) within the proposed right-of-way of SW 175th Avenue. The applicant will be required to submit the wall design and structural calculations to Washington County engineering for their review and approval. Staff notes that dedication of a slope easement may be required to accommodate the proposed wall location.

4. The statewide Transportation Planning Rule requires provision for adequate transportation facilities in order for development to occur. Accordingly, the County has classified roads and road segments within the County system based upon their function. The current Transportation Plan (regularly updated) contains adequate right-of-way, road width and lane provision standards based upon each roadway's classification. Subject right of way is considered deficient if half-width of the existing right of way does not meet that determined necessary within the County's current transportation plan.

The applicant shall dedicate right-of-way to meet 51 feet from the centerline of SW 175th Avenue, including adequate corner radius at both public streets and right-of-way needed for the traffic signal and associated equipment at the intersection with SW Barrows Road.

Note: All private signage and improvements are required to be located outside of the dedicated ROW.

REQUIRED CONDITIONS OF APPROVAL

- I. **PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT FOR PHASE I BY THE CITY OF BEAVERTON:**

A. The following shall be represented on the plat and recorded with Washington County:

1. Dedication of additional right-of-way from the centerline of SW 175th Avenue for a total of 51 feet, including adequate corner radius and right-of-way for the signal at the intersection of SW Barrows Road and SW 175th Avenue. Dedication shall be for Phase I limits only.
2. Provision of a non-access reservation along the Phase I frontage of SW 175th Avenue, except at the public street connection approved in conjunction with this land use application
3. Dedication of permanent sight visibility easement on the subject property to ensure visibility at SW Barrow Road and SW 175th Avenue, if required per the preliminary Sight Distance Certification.

B. Submit to **Washington County** Public Assurance Staff, 503-846-3843:

1. A "Design Option" form and Engineer's Checklist (Appendix E of the County's Road Design and Construction Standards).
2. **\$10,000.00** 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.

3. A copy of the City's Land Use Approval with Conditions, signed and dated.
4. Preliminary certification of adequate sight distance for SW Barrows Road access to SW 175th Avenue, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:
 - a. A detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following link for sight distance certification submittal requirements).

<http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/development-application-forms.cfm>

5. Three (3) sets of complete engineering plans for construction of the following public improvements, Geotech/Pavement report to support roadway sections, construction access details, a traffic control and circulation plan (for County roads):

- a. Frontage improvements along Phase I frontage of SW 175th Avenue to an **A-2** County Standard, including street lighting. The frontage shall consist of a 7.5' planter strip, 12' sidewalk south of SW Barrows Road and a 6' sidewalk north of SW Barrows Road to County standards.
- b. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at SW Barrows Road connection to SW 175th Avenue.
- c. Design and structural calculations for the retaining wall adjacent to SW 175th Avenue, if required for Phase I. Note: a slope easement may be required for the retaining wall.
- d. Striping for a left-turn lane on SW 175th Avenue per the Traffic Impact Analysis dated June 1, 2018 (Kittleson & Associates).
- e. Design for the traffic signal at the intersection of SW Barrows Road and SW 175th Avenue. **The signal shall not be activated until warrants are met.**

C. Obtain a Washington County **Facility Permit** upon completion of the following:

1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions **I.B.5**.

NOTE: The Public Assurance staff (503-846-3843) will send the required forms to the applicant's representative **after** submittal and approval of items listed under **I.B.**

*The Facility Permit allows construction work within County rights-of-way and permits site access only after the developer first submits plans and obtains Washington County Engineering approval, obtains required grading and erosion control permits, and satisfies various other requirements of Washington County's Assurances Section including but not limited to execution of financial and contractual agreements. This process ensures that the developer accepts responsibility for construction of public improvements, and that improvements are closely monitored, inspected, and built to standard in a timely manner. **Access will only be permitted under the required Washington County Facility Permit, and only following submittal and County acceptance of all materials required under the facility permit process.***

2. Pay to Washington County the pro rata share of the cost to mitigate the safety and performance issues with the intersection of SW 175th Avenue and SW Kemmer Road. The total amount for all phases is \$32,550. The fee may be paid as phases plat.

II. PRIOR TO OCCUPANCY OF PHASE I:

Obtain a Finaled Washington County **Facility Permit**, contingent upon the following:

- A. The road improvements required in condition **I.B.5**. above shall be completed and accepted by Washington County.

- B. Upon completion of necessary improvements, submit **final** certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

III. PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT FOR ANY PORTION OF PHASE 2 BY THE CITY OF BEAVERTON:

- A. The following shall be represented on the plat and recorded with Washington County:

- 1. Dedication of additional right-of-way from the centerline of SW 175th Avenue for a total of 51 feet, including adequate corner radius at the intersection of SW Alvord Lane and SW 175th Avenue.
- 2. Provision of a non-access reservation along the frontage of SW 175th Avenue, except at the public street connection approved in conjunction with this land use application
- 3. Dedication of permanent sight visibility easement on the subject property to ensure visibility at SW Alvord Lane and SW 175th Avenue, if required per the preliminary Sight Distance Certification.

- B. Submit to **Washington County** Public Assurance Staff, 503-846-3843:

- 1. A "Design Option" form and Engineer's Checklist (Appendix E of the County's Road Design and Construction Standards).
- 2. **\$10,000.00** Administration Deposit.
- 3. A copy of the City's Land Use Approval with Conditions, signed and dated.
- 4. Preliminary certification of adequate sight distance for SW Alvord Lane access to SW 175th Avenue, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:
 - a. A detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following link for sight distance certification submittal requirements).

<http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/development-application-forms.cfm>

- 5. Three (3) sets of complete engineering plans for construction of the following public improvements, Geotech/Pavement report to support roadway sections, construction access details, a traffic control and circulation plan (for County roads):
 - a. Frontage improvements along the site's frontage of SW 175th Avenue to an **A-2** County Standard, including continuous street

lighting. The frontage shall consist of a 7.5' planter strip, 12' sidewalk south of SW Barrows Road and a 6' sidewalk north of SW Barrows Road to County standards.

- b. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at SW Alvord Lane connection to SW 175th Avenue.
- c. Design and structural calculations for the retaining wall adjacent to SW 175th Avenue. Note: a slope easement may be required for the retaining wall.
- d. Striping for a left-turn lane on SW 175th Avenue per the Traffic Impact Analysis dated June 1, 2018 (Kittleston & Associates).

C. Obtain a Washington County **Facility Permit** upon completion of the following:

- 1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions **II.B.5**.
- 2. Pay to Washington County the pro rata share of the cost to mitigate the safety and performance issues with the intersection of SW 175th Avenue and SW Kemmer Road. The total amount for all phases is \$32,550. The fee may be paid as phases plat."

II. PRIOR TO OCCUPANCY OF ANY PORTION OF PHASE 2:

Obtain a Finaled Washington County **Facility Permit**, contingent upon the following:

- A. The road improvements required in condition **II.B.5** above shall be completed and accepted by Washington County.
- B. Upon completion of necessary improvements, submit **final** certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

Naomi Vogel - Associate Planner

Cc: Rob Saxton P.E., Road Engineering Services
Traffic Engineering Services
Paul Seitz, Assurances Section
Transportation File