

Engineering Land Use Application Comments

To: Joy Chang, Senior Planner, Planning Department
From: Bob Galati, P.E., City Engineer, Engineering Department
Craig Christensen, P.E., Civil Engineer, Engineering Department
Project: T-S Corporate Park (LU 2020-01)
Date: May 14, 2020

Engineering staff has reviewed the information provided for the above cited project. Final construction plans will need to meet the standards established by the City of Sherwood Engineering Department and Public Works Department, Clean Water Services (CWS) and Tualatin Valley Fire & Rescue in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Sanitary Sewer

Currently no public sanitary sewer exists along the subject property frontage of SW Tualatin-Sherwood Road or along the subject property frontage of SW 124th Avenue. The nearest public sanitary sewer available to provide public sanitary service for the subject property is located at the SW Tualatin-Sherwood Road/SW Oregon Street intersection. SW 124th Avenue south of SW Tualatin-Sherwood Road is the eastern limits of the City of Sherwood. Property east of SW 124th Avenue is within the City of Tualatin. Since the subject development is adjacent to the eastern city limits and all property north of SW T-S Road already has public sanitary sewer, the subject development will only need to extend the sanitary sewer eastward from SW Oregon Street along SW Tualatin-Sherwood Road to SW Cipole Road.

The subject property proposes constructing a new public street south of the SW Tualatin-Sherwood Road/SW Cipole Road intersection. This new street (labeled as SW Cipole Place on the preliminary plan) will extend southward into the subject property and ending in a cul-de-sac. South of the subject property (uphill) is another tax lot that currently has no public sanitary sewer access. The subject property will need to extend the public sanitary sewer southward through SW Cipole Place and through the subject property to the southern property line to provide service to the property to the south.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to extend the public sanitary sewer within SW Tualatin-Sherwood Road from SW Oregon Street to SW Cipole Road meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to extend an appropriately sized public sanitary

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sewer within SW Cipole Place and through the subject property from SW Tualatin-Sherwood Road to the southern property line of the subject property accounting for the needs of the property south of the subject property meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for any public sanitary sewer beneath a retaining wall to be installed within a sleeve meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide public sanitary sewer to all lots of the subject development meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design the private sanitary sewer to be in compliance with the current Oregon Plumbing Specialty Code.

CONDITION: Prior to Final Acceptance of the Constructed Public Improvements, any public sanitary sewer facilities located on private property shall have a recorded public sanitary sewer easement encompassing the related public sanitary sewer improvements meeting the approval of the Sherwood Engineering Department.

Water

Currently a 24-inch diameter public water main exists within SW Tualatin-Sherwood Road along the western portion of the subject property frontage to SW Cipole Road. There is no public water main existing within SW 124th Avenue along the subject property frontage.

The subject property will be constructing a new public street south of the SW Tualatin-Sherwood Road/SW Cipole Road intersection. This new street (labeled as SW Cipole Place on the preliminary plan) will extend southward into the subject property and end in a cul-de-sac. South of the subject property is another tax lot that currently has no access to public water. The subject property will need to extend a 16-inch diameter public water line southward from the 24-inch diameter water main in SW Tualatin-Sherwood Road through SW Cipole Place and through the subject property to the southern property line to provide service to the property to the south. The size required of the subject property will be based upon the needed water flows for the subject development. The 16-inch diameter size of water line accounts for additional sizing to serve the property south of the subject property. Since this sizing is based upon the specific needs of the property to the south, it will not be subject to get SDC credits. The developer of the subject property will either need to work out payment of the construction cost with the owner of the property to the south or establish a reimbursement district to cover oversizing costs.

The subject property will need to install a new 12-inch diameter public water line within SW Tualatin-Sherwood Road from SW Cipole Road to SW 124th Avenue. The subject property will need to install a new 12-inch diameter public water line within SW 124th Avenue from SW Tualatin-Sherwood Road to the southern property line of the subject

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property line. The size required of the subject property will be based upon the needed water flows for the subject development.

On-site fire protection may be necessary depending on conditions by Tualatin Valley Fire & Rescue.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to connect a new 16-inch diameter public water line to the 24-inch diameter public water line within SW Tualatin-Sherwood Road along with additional tie in points and valve alterations as required and extend the new 16-inch diameter public water line through SW Cipole Place and through the subject property to the southern property line of the subject property meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for any public water line beneath a retaining wall to be installed within a sleeve meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to install a 12-inch diameter public water line from the 24-inch diameter public water line at the SW Tualatin-Sherwood Road/SW Cipole Road within SW Tualatin-Sherwood Road eastward to the SW Tualatin-Sherwood Road/SW 124th Avenue intersection and within SW 124th Avenue to the southern property line of the subject development meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for any public water line beneath a retaining wall to be installed within a sleeve meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide water service to supply domestic, irrigation and fire water (if required) to all lots of the subject development at a location meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, water flows calculations (domestic, irrigation and fire) shall be provided by the developer.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for the installation of Reduced Pressure Backflow Assemblies meeting Sherwood Engineering Department standards.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, if on-site fire protection is to be installed, the proposed development shall design for the installation of backflow protection meeting Sherwood Engineering Department standards.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private water lines to be in compliance with the current Oregon Plumbing Specialty Code.

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CONDITION: Prior to Final Acceptance of the Constructed Public Improvements, any public water facilities located on private property shall have a recorded public water line easement encompassing the related public water improvements meeting Sherwood Engineering standards.

Storm Sewer

Currently a 24-inch diameter public storm sewer main exists beneath SW Tualatin-Sherwood Road that serves the western portion of the subject property. There exists a 36-inch diameter culvert beneath SW Tualatin-Sherwood Road that serves the eastern portion of the subject property. There is other storm sewer within SW Tualatin-Sherwood Road for street drainage only. The southwestern portion of the property flows to an existing wetland in the southwest corner of the subject property.

The existing 24-inch diameter and 36-inch diameter storm sewers will provide public storm sewer to the subject property. The only other property than needs to be accounted for when it comes to drainage is the property south of the subject property (uphill). Therefore the subject property will need to construct a storm sewer from the eastern wetland within the subject property (drained by the aforementioned 36-inch diameter pipe) through the subject development to its south property line. This storm sewer will be in the same proximity as the sanitary sewer and water line to create a utility corridor through the private property.

The development will be required to install water quality treatment and hydromodification for all new/modified impervious area meeting Clean Water Services standards. Water quality/hydromodification facilities shall be within a separate tract(s) of land dedicated to the City of Sherwood.

Any requirements of Washington County on the subject development to construct/modify impervious area within Washington County right-of-way will then cause the subject development to provide water quality treatment and hydromodification of storm water runoff meeting Clean Water Services standards. Currently there is an existing water quality/hydromodification regional facility at the southwest corner of the SW Tualatin-Sherwood Road/SW 124th Avenue Intersection within an easement within the subject property. Storm runoff from new impervious area within Washington County right-of-way shall be treated/managed in the existing regional facilities. The developer will need to show that the existing facility has capacity to treat/hydromodificate the additional runoff from the subject property public improvement activities within Washington County right-of-way. If the existing facilities does not have capacity for the additional impervious area, then the subject development shall expand the existing facility or install/combine with a new facility to provide the additional treatment/hydromodification required.

The preliminary storm drainage report indicates that there are no deficiencies within the downstream conveyance system.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide storm sewer for SW Cipole Place meeting the approval of the Sherwood Engineering Department.

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CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to extend an appropriately sized public storm sewer from the eastern wetland through the subject property to the southern property line of the subject property accounting for the needs of the property south of the subject property meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for any public storm sewer beneath a retaining wall to be installed within a sleeve meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a storm drainage report in compliance with Clean Water Service standards shall be submitted meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, if the final storm drainage report indicates any downstream deficiencies, then the subject development shall either correct the downstream deficiencies or provide detention meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to supply storm sewer service to all lots of the subject development meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide storm water quality treatment and hydro-modification in compliance with Clean Water Services' standards meeting the approval of the Sherwood Engineering Department for all new impervious area constructed/modified by the subject development including any required improvements within Washington County right-of-way.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for each water quality treatment/hydro-modification facility to be in a separate tract of land to be dedicated to the City of Sherwood upon plat recording.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private storm water runoff within the subject property to be collected and conveyed in accordance with the current Oregon Plumbing Specialty Code.

CONDITION: Prior to Final Acceptance of the Constructed Public Improvements, any public storm sewer located on private property shall have a recorded public storm sewer easement encompassing the related public storm sewer improvements meeting Sherwood Engineering standards.

Transportation

The subject property is located adjacent to Tualatin-Sherwood Road (north) and SW 124th Avenue (east). The proposed development consists of 5 industrial buildings totaling 535,000 square feet gross floor area. Undeveloped properties abuts the site to the west and south of the subject site.

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The subject site is proposed to be subdivided into 5 lots, one lot for each of the 5 buildings. Access to the site is proposed as a public road extension of SW Cipole Road. This extension is proposed as a City public local road ending in a cul-de-sac.

Washington County Department of Land Use and Transportation (WACO) is in the process of finishing design on the Tualatin-Sherwood Road (T-S Road) widening project. The WACO project will widen T-S Road to 5 lanes from Teton Avenue (City of Tualatin) through to the western City limits (City of Sherwood) on Roy Rogers Road, with a planned construction date starting in 2021.

The applicant has prepared and submitted a TIA (Kittelsohn & Associates, dated January 15, 2020) for the proposed development, which has been reviewed and the conclusions accepted by City and WACO staff.

WACO (Naomi Vogel, Associate Planner, WACO DLUT) has submitted a letter dated April 24, 2020 which has listed conditions which are incorporated into the Engineering Conditions of Approval comments in their entirety, as shown in the attached Exhibit.

WACO and the applicant have agreed that frontage improvement along SW Tualatin-Sherwood Road should be constructed as part of the WACO MSTIP road widening project. The applicant will be required to pay a proportionate fee in-lieu-of construction payment to WACO for those frontage improvements required for the proposed site development.

WACO is requiring half street improvements along SW 124th Avenue, in conformance with Item I.A.4.a of the WACO April 24, 2020 letter. The WACO frontage improvements do not include pedestrian improvements which fall under the City's jurisdictional control.

The City will be requiring frontage improvements along the SW 124th Avenue frontage, which will include the following items:

- a) An 8-foot wide concrete sidewalk
- b) A 5-foot wide planter strip, measured between street face of curb and street face edge of sidewalk
- c) Street trees, with approved root barriers
- d) Planter strip ground cover plantings
- e) Planter strip irrigation system (including controller, valves and sprinklers)
- f) Street lighting system

The proposed site development plans show a public road extension (SW Cipole Place) which begins at the intersection of SW Tualatin-Sherwood Road, and runs south into the development site ending in a cul-de-sac. This intersection will require an interim traffic addition on the north side of the SW Tualatin-Sherwood Road/SW Cipole Road intersection during construction and until such time as the WACO MSTIP road improvement project converts the intersection traffic signals into a permanent traffic control signalized system.

The non-standard length and configuration of the SW Cipole Place extension has received Planning Approval of a Land Use Variance for the non-conforming street design conditions. The length of the cul-de-sac can be accommodated with conditions.

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The plans indicate a 54-foot roundabout radius, which needs to be shown to allow TVF&R apparatus turning radius.

Based on the Variance Approval, applicant submitted four (4) Design Modification Request forms to the Engineering Department, for each non-conforming design element shown in the plans for review and approval by the City Engineer.

The applicant is seeking removal of the public sidewalk along the east side of the SW Cipole Place extension. Provided analysis indicates that by reducing the width of the ROW improves the negative impacts to adjacent identified wetlands can be minimized.

Although SW Cipole Place is classified as a local road, the cross section design is to meet the City standards for a 40-foot standard commercial/industrial road not exceeding 3,000 vehicles per day, excepting that no on-street parking will be allowed, and any design modification requests are approved. The pavement section for this road shall meet the maximum of either the City pavement section standard for a collector road or as recommended by a geotechnical pavement design based on local site soils conditions. The geotechnical pavement design report will be provided as part of the engineering plans review process. The design life of any geotechnical recommended pavement section shall be 25-years.

Street lighting for the SW Cipole Place extension shall be the City standard of PGE Option 'B', Cobra Head fixtures. A photometric analysis has been submitted, but does not show the entire extent of the SW Cipole Place extension, including the intersection with SW Tualatin-Sherwood Road. The photometric analysis shall be provided for the full length of the SW Cipole Place extension.

Although the construction of SW Blake Street is assigned to the Willamette Water Supply Program project located adjacent and south of the subject site, the agreement between the two subject properties has indicated that the Trammel-Crow site will be responsible for any slope easements and PUE along the north side of the SW Blake Street right-of-way.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, WACO (Naomi Vogel, Associate Planner, WACO DLUT) has submitted a letter dated April 24, 2020 which has listed conditions which are incorporated into the Engineering Conditions of Approval comments in their entirety, as shown in the attached Exhibit.

CONDITION: Prior to Issuance of an Engineering Compliance Agreement, items listed in Section I and Section II of the WACO April 24, 2020 letter shall be either shown on the approved engineering plans, or implemented as part of the construction process.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, applicant shall have dedicated right-of-way along Tualatin-Sherwood Road in conformance with Item II.A.2 of the WACO April 24, 2020 letter. Dedicate additional right-of-way to provide 76-feet of right-of-way from the centerline of SW Tualatin-Sherwood Road, including adequate corner radius at the intersection with SW 124th Avenue and SW Cipole Place. The right-of-way shall transition to 51-feet from the centerline to accommodate a 5-lane arterial configuration per WACO's MSTIP construction plans.

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CONDITION: Prior to Approval of Engineering Public Improvement Plans, applicant shall have dedicated additional right-of-way along SW 124th Avenue in conformance with Item II.A.1 of the WACO April 24, 2020 letter. Dedicate additional right-of-way to provide 65-feet of right-of-way from the centerline of SW 124th Avenue, including adequate corner radius at the intersection with SW Tualatin-Sherwood Road and SW Blake Street. The right-of-way shall transition to 53-feet from the centerline to accommodate a 5-lane arterial configuration per WACO's MSTIP construction plans for SW 124th Avenue.

CONDITION: Prior to Final Acceptance of Constructed Public Improvements, applicant shall record an 8-foot wide public utility easement (PUE) along all public street frontages, land shall be located adjacent to and outside the public street right-of-way.

CONDITION: Prior to Issuance of Engineering Compliance Agreement, applicant shall show proof of payment to WACO of a proportionate share fee in-lieu-of construction cost for frontage improvements on SW Tualatin-Sherwood Road, and the final traffic signal control system at the intersection of SW Tualatin-Sherwood Road & SW Cipole Road/SW Cipole Place. Applicant shall coordinate valuation of fee in-lieu payment directly with WACO, and shall provide acceptance letter from WACO to City staff for its records.

CONDITION: Prior to Issuance of Engineering Compliance Agreement, applicant shall provide payment to the City of the proportional TDT share fee in-lieu-of construction for the intersection improvements for the Tonquin Road and Oregon Street intersection.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, construction plans shall include frontage improvements along SW 124th Avenue consistent with City standards as follows:

- a) An 8-foot wide concrete sidewalk
- b) A 5-foot wide planter strip, measured between street side face of curb and street side edge of sidewalk.
- c) Street trees, with approved root barrier
- d) Planter strip ground cover plantings
- e) Planter strip irrigation system, including controller, electronically controlled valves, piping and sprinkler heads
- f) Street lighting system

These frontage improvements shall commence at the intersection of SW Tualatin-Sherwood Road and end at the south property line of the applicant's property.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the construction plans shall include the addition of a traffic control signal system on the northbound leg of the SW Cipole Road & Tualatin-Sherwood Road intersection. These traffic control signal system plans shall receive approval from WACO prior to approval of the overall public improvements construction plan set by City engineering.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the applicant shall have dedicated the necessary right-of-way to the City of Sherwood for the construction of SW Cipole Place, a public local road.

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CONDITION: Prior to Commencement of **ANY** On-site Construction, the interim traffic control signal system on the northbound leg of the SW Cipole Road & SW Tualatin-Sherwood Road intersection shall be installed, inspected and approved for operation by WACO.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the applicant shall submit a separate design modification request form for any additional non-conforming public infrastructure design element(s) that were not submitted under the Land Use process, to the City Engineer for review and approval.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the applicant shall submit a turning movement analysis for the cul-de-sac, which shows the turn movements for the largest expected semi-truck traffic to use the facility.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, engineering plans shall show a pavement section conforming to the City standard for a collector road, or as recommended by a geotechnical pavement design based on local site soils conditions which shall be submitted to the City as part of the plan review process. The design life of the geotechnical pavement design shall be 25-years.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a photometric analysis shall be performed that encompasses the entire length of the SW Cipole Place extension, including the interim intersection with SW Tualatin-Sherwood Road.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the street lighting plans for the SW Cipole Place extension shall show PGE Option "B" Cobra Head street lighting systems.

CONDITION: Prior to Acceptance of Constructed Public Improvements, the applicant shall record an 8-foot wide PUE along the north side of the SW Blake Road alignment that lays within the subject site.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the applicant shall record any slopes easements necessary to support the SW Blake Street road section/alignment. Slope easements shall be based on a 2 horizontal to 1 vertical finish slope grade.

CONDITION: Prior Acceptance of Constructed Public Improvements, applicant shall provide a two (2) year maintenance warranty for deficient workmanship and/or materials associated with the public improvements.

Grading and Erosion Control

City policy requires that prior to grading, a permit is obtained from the Building Department for all grading on the private portion of the site.

The Engineering Department requires a grading permit for all areas graded as part of the public improvements. The Engineering permit for grading of the public improvements is reviewed, approved and released as part of the public improvement plans.

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An erosion control plan and permit are required from the City of Sherwood Engineering Department for all public and private improvements. The erosion control permit is reviewed, approved and released as part of the public improvement plans.

The proposed disturbance area for the subject development is greater than 5 acres in area therefore a DEQ NPDES 1200-C permit is required for this project.

It has been presented that site grading will include significant site blasting processes. The applicant will need to obtain a Blasting Permit from TVF&R and include it with the submittal to obtain a City Blasting permit. The City Blasting Permit only covers the blasting process and does not replace the need to obtain a site grading permit.

CWS standards call for a phased mass grading plan for projects where clearing and mass grading activities are proposed during the wet weather period.

CONDITION: Prior to Grading Permit, the subject development shall submit a phased mass grading plan/erosion control plan meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Grading Permit, the subject development shall obtain a DEQ NPDES 1200-C permit.

CONDITION: Prior to Issuance of a Site Grading Permit (if blasting is desired), the applicant shall obtain a Blasting Permit from TVF&R and include it with any submittal to obtain a City issued Blasting Permit. The City Blasting Permit only covers the blasting process and does not replace the need to obtain a site grading permit.

Natural Resources:

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a Service Provider Letter from Clean Water Services shall be obtained.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for vegetative corridor enhancements in compliance with the CONDITIONS imposed by Clean Water Services meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for each natural resource area to be in a separate tract of land to be dedicated to the City of Sherwood upon plat recording.

Other Engineering Issues

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a Storm Water Connection Permit Authorization from Clean Water Services shall be obtained.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans or Issuance of Building Permits, an Engineering Compliance Agreement shall be obtained from the City of Sherwood Engineering Department.

CONDITION: Prior to Acceptance of Public Improvements, the proposed development shall dedicate a minimum 8-foot wide PUE along the subject property frontage of all public right-of-way meeting the approval of the Sherwood Engineering Department unless otherwise approved by the City Engineer.

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CONDITION: Prior to Acceptance of Public Improvements, the proposed development shall set all monumentation and record the subdivision plat with the Washington Count Surveyor's Office.

There is no Sherwood Broadband existing along the subject property frontage of SW Tualatin-Sherwood Road nor along the subject property frontage of SW 124th Avenue.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for Sherwood Broadband conduits and vaults along the subject property frontage of SW Tualatin-Sherwood Road, SW 124th Avenue and along SW Cipole Place in areas where a PUE is dedicated meeting the approval of the Sherwood Engineering Department unless otherwise approved for a payment-in-lieu.

END OF COMMENTS.

Engineering Land Use Application Comments

To: Joy Chang, Senior Planner, Planning Department
From: Bob Galati, P.E., City Engineer, Engineering Department
Craig Christensen, P.E., Civil Engineer, Engineering Department
Project: T-S Corporate Park (LU 2020-01)
Date: May 29, 2020

Engineering staff has reviewed the information provided for the above cited project. Final construction plans will need to meet the standards established by the City of Sherwood Engineering Department and Public Works Department, Clean Water Services (CWS) and Tualatin Valley Fire & Rescue in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Sanitary Sewer

Currently no public sanitary sewer exists along the subject property frontage of SW Tualatin-Sherwood Road or along the subject property frontage of SW 124th Avenue. The nearest public sanitary sewer available to provide public sanitary service for the subject property is located at the SW Tualatin-Sherwood Road/SW Oregon Street intersection. SW 124th Avenue south of SW Tualatin-Sherwood Road is the eastern limits of the City of Sherwood. Property east of SW 124th Avenue is within the City of Tualatin. Since the subject development is adjacent to the eastern city limits and all property north of SW T-S Road already has public sanitary sewer, the subject development will only need to extend the sanitary sewer eastward from SW Oregon Street along SW Tualatin-Sherwood Road to SW Cipole Road.

The subject property proposes constructing a new public street south of the SW Tualatin-Sherwood Road/SW Cipole Road intersection. This new street (labeled as SW Cipole Place on the preliminary plan) will extend southward into the subject property and ending in a cul-de-sac. South of the subject property (uphill) is another tax lot that currently has no public sanitary sewer access. The subject property will need to extend the public sanitary sewer southward through SW Cipole Place and through the subject property to the southern property line to provide service to the property to the south.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to extend the public sanitary sewer within SW Tualatin-Sherwood Road from SW Oregon Street to SW Cipole Road meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to extend an appropriately sized public sanitary

sewer within SW Cipole Place and through the subject property from SW Tualatin-Sherwood Road to the southern property line of the subject property accounting for the needs of the property south of the subject property meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for any public sanitary sewer beneath a retaining wall to be installed within a sleeve meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide public sanitary sewer to all lots of the subject development meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design the private sanitary sewer to be in compliance with the current Oregon Plumbing Specialty Code.

CONDITION: Prior to Final Acceptance of the Constructed Public Improvements, any public sanitary sewer facilities located on private property shall have a recorded public sanitary sewer easement encompassing the related public sanitary sewer improvements meeting the approval of the Sherwood Engineering Department.

Water

Currently a 24-inch diameter public water main exists within SW Tualatin-Sherwood Road along the western portion of the subject property frontage to SW Cipole Road. There is no public water main existing within SW 124th Avenue along the subject property frontage.

The subject property will be constructing a new public street south of the SW Tualatin-Sherwood Road/SW Cipole Road intersection. This new street (labeled as SW Cipole Place on the preliminary plan) will extend southward into the subject property and end in a cul-de-sac. South of the subject property is another tax lot that currently has no access to public water. The subject property will need to extend a 16-inch diameter public water line southward from the 24-inch diameter water main in SW Tualatin-Sherwood Road through SW Cipole Place and through the subject property to the southern property line to provide service to the property to the south. The size required of the subject property will be based upon the needed water flows for the subject development. The 16-inch diameter size of water line accounts for additional sizing to serve the property south of the subject property. Since this sizing is based upon the specific needs of the property to the south, it will not be subject to get SDC credits. The developer of the subject property will either need to work out payment of the construction cost with the owner of the property to the south or establish a reimbursement district to cover oversizing costs.

The subject property will need to install a new 12-inch diameter public water line within SW Tualatin-Sherwood Road from SW Cipole Road to SW 124th Avenue. The subject property will need to install a new 12-inch diameter public water line within SW 124th Avenue from SW Tualatin-Sherwood Road to the southern property line of the subject

property line. The size required of the subject property will be based upon the needed water flows for the subject development.

On-site fire protection may be necessary depending on conditions by Tualatin Valley Fire & Rescue.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to connect a new 16-inch diameter public water line to the 24-inch diameter public water line within SW Tualatin-Sherwood Road along with additional tie in points and valve alterations as required and extend the new 16-inch diameter public water line through SW Cipole Place and through the subject property to the southern property line of the subject property meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for any public water line beneath a retaining wall to be installed within a sleeve meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to install a 12-inch diameter public water line from the 24-inch diameter public water line at the SW Tualatin-Sherwood Road/SW Cipole Road within SW Tualatin-Sherwood Road eastward to the SW Tualatin-Sherwood Road/SW 124th Avenue intersection and within SW 124th Avenue to the southern property line of the subject development meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for any public water line beneath a retaining wall to be installed within a sleeve meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide water service to supply domestic, irrigation and fire water (if required) to all lots of the subject development at a location meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, water flows calculations (domestic, irrigation and fire) shall be provided by the developer.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for the installation of Reduced Pressure Backflow Assemblies meeting Sherwood Engineering Department standards.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, if on-site fire protection is to be installed, the proposed development shall design for the installation of backflow protection meeting Sherwood Engineering Department standards.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private water lines to be in compliance with the current Oregon Plumbing Specialty Code.

CONDITION: Prior to Final Acceptance of the Constructed Public Improvements, any public water facilities located on private property shall have a recorded public water line easement encompassing the related public water improvements meeting Sherwood Engineering standards.

Storm Sewer

Currently a 24-inch diameter public storm sewer main exists beneath SW Tualatin-Sherwood Road that serves the western portion of the subject property. There exists a 36-inch diameter culvert beneath SW Tualatin-Sherwood Road that serves the eastern portion of the subject property. There is other storm sewer within SW Tualatin-Sherwood Road for street drainage only. The southwestern portion of the property flows to an existing wetland in the southwest corner of the subject property.

The existing 24-inch diameter and 36-inch diameter storm sewers will provide public storm sewer to the subject property. The only other property than needs to be accounted for when it comes to drainage is the property south of the subject property (uphill). Therefore the subject property will need to construct a storm sewer from the eastern wetland within the subject property (drained by the aforementioned 36-inch diameter pipe) through the subject development to its south property line. This storm sewer will be in the same proximity as the sanitary sewer and water line to create a utility corridor through the private property.

The development will be required to install water quality treatment and hydromodification for all new/modified impervious area meeting Clean Water Services standards. Water quality/hydromodification facilities shall be within a separate tract(s) of land dedicated to the City of Sherwood.

Any requirements of Washington County on the subject development to construct/modify impervious area within Washington County right-of-way will then cause the subject development to provide water quality treatment and hydromodification of storm water runoff meeting Clean Water Services standards. Currently there is an existing water quality/hydromodification regional facility at the southwest corner of the SW Tualatin-Sherwood Road/SW 124th Avenue Intersection within an easement within the subject property. Storm runoff from new impervious area within Washington County right-of-way shall be treated/managed in the existing regional facilities. The developer will need to show that the existing facility has capacity to treat/hydromodificate the additional runoff from the subject property public improvement activities within Washington County right-of-way. If the existing facilities does not have capacity for the additional impervious area, then the subject development shall expand the existing facility or install/combine with a new facility to provide the additional treatment/hydromodification required.

The preliminary storm drainage report indicates that there are no deficiencies within the downstream conveyance system.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide storm sewer for SW Cipole Place meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to extend an appropriately sized public storm sewer from the eastern wetland through the subject property to the southern property line of the subject property accounting for the needs of the property south of the subject property meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for any public storm sewer beneath a retaining wall to be installed within a sleeve meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a storm drainage report in compliance with Clean Water Service standards shall be submitted meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, if the final storm drainage report indicates any downstream deficiencies, then the subject development shall either correct the downstream deficiencies or provide detention meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to supply storm sewer service to all lots of the subject development meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design to provide storm water quality treatment and hydro-modification in compliance with Clean Water Services' standards meeting the approval of the Sherwood Engineering Department for all new impervious area constructed/modified by the subject development including any required improvements within Washington County right-of-way.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for each water quality treatment/hydro-modification facility to be in a separate tract of land to be dedicated to the City of Sherwood upon plat recording.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private storm water runoff within the subject property to be collected and conveyed in accordance with the current Oregon Plumbing Specialty Code.

CONDITION: Prior to Final Acceptance of the Constructed Public Improvements, any public storm sewer located on private property shall have a recorded public storm sewer easement encompassing the related public storm sewer improvements meeting Sherwood Engineering standards.

Transportation

The subject property is located adjacent to Tualatin-Sherwood Road (north) and SW 124th Avenue (east). The proposed development consists of 5 industrial buildings totaling 535,000 square feet gross floor area. Undeveloped properties abuts the site to the west and south of the subject site.

The subject site is proposed to be subdivided into 5 lots, one lot for each of the 5 buildings. Access to the site is proposed as a public road extension of SW Cipole Road. This extension is proposed as a City local road ending in a cul-de-sac.

Washington County Department of Land Use and Transportation (WACO) is in the process of finishing design on the Tualatin-Sherwood Road (T-S Road) widening project. The WACO project will widen T-S Road to 5 lanes from Teton Avenue (City of Tualatin) through to the western City limits (City of Sherwood) on Roy Rogers Road, with a planned construction date starting in 2021.

The applicant has prepared and submitted a TIA (Kittelsohn & Associates, dated January 15, 2020) for the proposed development, which has been reviewed and the conclusions accepted by City and WACO staff.

WACO (Naomi Vogel, Associate Planner, WACO DLUT) has submitted a letter dated April 24, 2020 which has listed conditions which are incorporated into the Engineering Conditions of Approval comments in their entirety, as shown in the attached Exhibit.

WACO and the applicant have agreed that frontage improvement along SW Tualatin-Sherwood Road should be constructed as part of the WACO MSTIP road widening project. The applicant will be required to pay a proportionate fee in-lieu-of construction payment to WACO for those frontage improvements required for the proposed site development.

WACO is requiring half street improvements along SW 124th Avenue, in conformance with Item I.A.4.a of the WACO April 24, 2020 letter. The WACO frontage improvements do not include pedestrian improvements which fall under the City's jurisdictional control.

The City will be requiring frontage improvements along the SW 124th Avenue frontage, which will include the following items:

- a) An 8-foot wide concrete sidewalk
- b) A 5-foot wide planter strip, measured between street face of curb and street face edge of sidewalk
- c) Street trees, with approved root barriers
- d) Planter strip ground cover plantings
- e) Planter strip irrigation system (including controller, valves and sprinklers)
- f) Street lighting system

The proposed site development plans show a public road extension (SW Cipole Place) which begins at the intersection of SW Tualatin-Sherwood Road, and runs south into the development site ending in a cul-de-sac. This intersection will require an interim traffic addition on the north side of the SW Tualatin-Sherwood Road/SW Cipole Road intersection during construction and until such time as the WACO MSTIP road improvement project converts the intersection traffic signals into a permanent traffic control signalized system.

The non-standard length and configuration of the SW Cipole Place extension has received Planning Approval of a Land Use Variance for the non-conforming street design conditions. The length of the cul-de-sac can be accommodated with conditions.

The plans indicate a 54-foot roundabout radius, which needs to be shown to allow TVF&R apparatus turning radius.

Based on the Variance Approval, applicant submitted four (4) Design Modification Request forms to the Engineering Department, for each non-conforming design element shown in the plans for review and approval by the City Engineer.

The applicant is seeking removal of the public sidewalk along the east side of the SW Cipole Place extension. Provided analysis indicates that by reducing the width of the ROW improves the negative impacts to adjacent identified wetlands can be minimized.

Although SW Cipole Place is classified as a local road, the cross section design is to meet the City standards for a 40-foot standard commercial/industrial road not exceeding 3,000 vehicles per day, excepting that no on-street parking will be allowed, and any design modification requests are approved. The pavement section for this road shall meet the maximum of either the City pavement section standard for a collector road or as recommended by a geotechnical pavement design based on local site soils conditions. The geotechnical pavement design report will be provided as part of the engineering plans review process. The design life of any geotechnical recommended pavement section shall be 25-years.

Street lighting for the SW Cipole Place extension shall be the City standard of PGE Option 'B', Cobra Head fixtures. A photometric analysis has been submitted, but does not show the entire extent of the SW Cipole Place extension, including the intersection with SW Tualatin-Sherwood Road. The photometric analysis shall be provided for the full length of the SW Cipole Place extension.

Although the construction of SW Blake Street is assigned to the Willamette Water Supply Program project located adjacent and south of the subject site, the agreement between the two subject properties has indicated that the Trammel-Crow site will be responsible for any slope easements and PUE along the north side of the SW Blake Street right-of-way.

CONDITION: Prior to Issuance of an Engineering Compliance Agreement, items listed in Section I and Section II of the WACO April 24, 2020 letter shall be either shown on the approved engineering plans, or implemented as part of the construction process.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, applicant shall have dedicated right-of-way along Tualatin-Sherwood Road in conformance with Item II.A.2 of the WACO April 24, 2020 letter. Dedicate additional right-of-way to provide 76-feet of right-of-way from the centerline of SW Tualatin-Sherwood Road, including adequate corner radius at the intersection with SW 124th Avenue and SW Cipole Place. The right-of-way shall transition to 51-feet from the centerline to accommodate a 5-lane arterial configuration per WACO's MSTIP construction plans.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, applicant shall have dedicated additional right-of-way along SW 124th Avenue in conformance with Item II.A.1 of the WACO April 24, 2020 letter. Dedicate additional right-of-way to provide 65-feet of right-of-way from the centerline of SW 124th Avenue, including

adequate corner radius at the intersection with SW Tualatin-Sherwood Road and SW Blake Street. The right-of-way shall transition to 53-feet from the centerline to accommodate a 5-lane arterial configuration per WACO's MSTIP construction plans for SW 124th Avenue.

CONDITION: Prior to Final Acceptance of Constructed Public Improvements, applicant shall record an 8-foot wide public utility easement (PUE) along all public street frontages, land shall be located adjacent to and outside the public street right-of-way.

CONDITION: Prior to Issuance of Engineering Compliance Agreement, applicant shall show proof of payment to WACO of a proportionate share fee in-lieu-of construction cost for frontage improvements on SW Tualatin-Sherwood Road, and the final traffic signal control system at the intersection of SW Tualatin-Sherwood Road & SW Cipole Road/SW Cipole Place. Applicant shall coordinate valuation of fee in-lieu payment directly with WACO, and shall provide acceptance letter from WACO to City staff for its records.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, construction plans shall include frontage improvements along SW 124th Avenue consistent with City standards as follows:

- a) An 8-foot wide concrete sidewalk & ADA ramps (if needed)
- b) A 5-foot wide planter strip, measured between street side face of curb and street side edge of sidewalk.
- c) Street trees, with approved root barrier
- d) Planter strip ground cover plantings
- e) Planter strip irrigation system, including controller, electronically controlled valves, piping and sprinkler heads
- f) Street lighting system

These frontage improvements shall commence at the intersection of SW Tualatin-Sherwood Road and end at the south property line of the applicant's property.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the construction plans shall include the addition of a traffic control signal system on the northbound leg of the SW Cipole Road & Tualatin-Sherwood Road intersection. These traffic control signal system plans shall receive approval from WACO prior to approval of the overall public improvements construction plan set by City engineering.

CONDITION: Prior to Issuance of Site Grading Permit, the applicant shall comply with the Phase 1 requirements identified in the May 29, 2020 letter issued by WACO. A copy of the approved WACO Facility Permit (Phase 1) shall be included as part of the applicants submittal package for a City issued Grading Permit.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the applicant shall comply with the Phase 2 and Phase 3 requirements identified in the May 29, 2020 letter issued by WACO. A copy of the approved WACO Facility Permit (Phases 2 and Phase 3) shall be included as part of the applicants submittal package for review and approval in the Approval of Engineering Public Improvement Plans process.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the applicant shall submit a separate design modification request form for any additional non-conforming public infrastructure design element(s) that were not submitted under the Land Use process, to the City Engineer for review and approval.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the applicant shall submit a turning movement analysis for the cul-de-sac, which shows the turn movements for the largest expected semi-truck traffic to use the facility.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, engineering plans shall show a pavement section conforming to the City standard for a collector road, or as recommended by a geotechnical pavement design based on local site soils conditions which shall be submitted to the City as part of the plan review process. The design life of the geotechnical pavement design shall be 25-years.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a photometric analysis shall be performed that encompasses the entire length of the SW Cipole Place extension, including the interim intersection with SW Tualatin-Sherwood Road.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the street lighting plans for the SW Cipole Place extension shall show PGE Option "B" Cobra Head street lighting systems.

CONDITION: Prior to Acceptance of Constructed Public Improvements, the applicant shall record an 8-foot wide PUE along the north side of the SW Blake Road alignment that lays within the subject site.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the applicant shall record any slopes easements necessary to support the SW Blake Street road section/alignment. Slope easements shall be based on a 2 horizontal to 1 vertical finish slope grade.

CONDITION: Prior Acceptance of Constructed Public Improvements, applicant shall provide a two (2) year maintenance warranty for deficient workmanship and/or materials associated with the public improvements.

Grading and Erosion Control

City policy requires that prior to grading, a permit is obtained from the Building Department for all grading on the private portion of the site.

The Engineering Department requires a grading permit for all areas graded as part of the public improvements. The Engineering permit for grading of the public improvements is reviewed, approved and released as part of the public improvement plans.

An erosion control plan and permit are required from the City of Sherwood Engineering Department for all public and private improvements. The erosion control permit is reviewed, approved and released as part of the public improvement plans.

The proposed disturbance area for the subject development is greater than 5 acres in area therefore a DEQ NPDES 1200-C permit is required for this project.

It has been presented that site grading will include significant site blasting processes. The applicant will need to obtain a Blasting Permit from TVF&R and include it with the submittal to obtain a City Blasting permit. The City Blasting Permit only covers the blasting process and does not replace the need to obtain a site grading permit.

CWS standards call for a phased mass grading plan for projects where clearing and mass grading activities are proposed during the wet weather period.

CONDITION: Prior to Grading Permit, the subject development shall submit a phased mass grading plan/erosion control plan meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Grading Permit, the subject development shall obtain a DEQ NPDES 1200-C permit.

CONDITION: Prior to Issuance of a Site Grading Permit (if blasting is desired), the applicant shall obtain a Blasting Permit from TVF&R and include it with any submittal to obtain a City issued Blasting Permit. The City Blasting Permit only covers the blasting process and does not replace the need to obtain a site grading permit.

Natural Resources:

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a Service Provider Letter from Clean Water Services shall be obtained.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for vegetative corridor enhancements in compliance with the CONDITIONS imposed by Clean Water Services meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for each natural resource area to be in a separate tract of land to be dedicated to the City of Sherwood upon plat recording.

Other Engineering Issues

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a Storm Water Connection Permit Authorization from Clean Water Services shall be obtained.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans or Issuance of Building Permits, an Engineering Compliance Agreement shall be obtained from the City of Sherwood Engineering Department.

CONDITION: Prior to Acceptance of Public Improvements, the proposed development shall dedicate a minimum 8-foot wide PUE along the subject property frontage of all public right-of-way meeting the approval of the Sherwood Engineering Department unless otherwise approved by the City Engineer.

CONDITION: Prior to Acceptance of Public Improvements, the proposed development shall set all monumentation and record the subdivision plat with the Washington Count Surveyor's Office.

There is no Sherwood Broadband existing along the subject property frontage of SW Tualatin-Sherwood Road nor along the subject property frontage of SW 124th Avenue.

Project: T-S Corporate Park (LU 2020-01)
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Exhibit B.2

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the proposed development shall design for Sherwood Broadband conduits and vaults along the subject property frontage of SW Tualatin-Sherwood Road, SW 124th Avenue and along SW Cipole Place in areas where a PUE is dedicated meeting the approval of the Sherwood Engineering Department unless otherwise approved for a payment-in-lieu.

END OF COMMENTS.

Engineering Department Land Use Application Review Comments & Conditions



To: Erika Palmer, Planning Manager, Planning Department
Joy Chang, Senior Planner, Planning Department

From: Bob Galati, P.E., City Engineer, Engineering Department

Project: T-S Corporate Park (VAR 20-01)

Date: April 15, 2020

Engineering staff has reviewed the information provided for the above referenced private development project and related variance request. The following is an analysis, conclusion and recommendation for each item of the variance request.

Recommendations

- 1) Grant a variance on the length of the cul-de-sac based on modifying City requirements as noted below:
 - a. Criteria for establishment of Commercial/Industrial Cul-de-sac length.
 - i. Approved use of a Commercial/Industrial Cul-de-sac to be allowed by City Engineer on a case-by-case basis.
 - ii. Approval to be based on technical arguments provided in a TIA.
 - iii. Maximum length of commercial/industrial cul-de-sac is 1,000 feet, as measured from intersecting street curb line to center of cul-de-sac.
 - iv. The maximum calculated queuing length must be less than length of cul-de-sac minus the radius distance of the cul-de-sac.
 - v. The TIA must include a truck turning analysis showing the radius is sufficient to handle the largest anticipated truck classification use for the site. Approval of the truck classification must be obtained from the City Engineer prior to finalized TIA analysis.
 - vi. Street cross section modified as follows:
 - a. Two 14-foot wide travel lanes, and one 12-foot wide center turn lane/median.
 - b. No on-street parking will be allowed.
 - c. No on-street bike lanes will be provided.
 - d. A 6-foot wide sidewalk will be provided on both sides of the street, except as noted in Variance Item 3) below.
 - e. A 5-foot wide planter strip will be provided on all sides of the street frontage between the sidewalk and face of curb.
 - f. A 1-foot wide clear space will be provided between the back of sidewalk and the street right-of-way line on all street frontages.
 - vii. Street pavement section meeting requirements as follows:

- a. The AC pavement/rock base section for a Commercial/Industrial road cul-de-sac will at a minimum meet the City's standard for a collector status road, or as delineated by a Geotechnical Engineer if soils conditions warrant additional depth.
 - b. The minimum design life for road section is 25 years.
- 2) Grant an exception to requiring connectivity of Cipole Road between Tualatin-Sherwood Road and Blake Street.
- 3) Grant an exception to requiring sidewalk along the eastern side of the proposed Cipole Road extension that abuts the existing wetlands.

General Observations

Applicant has submitted for a Variance using Municipal Code Chapter 16.84 for modifications to land use or development standards that are not otherwise permitted elsewhere in this Code as exceptions to Code standards. This Chapter provides flexibility, while maintaining the purposes and intent of the Code. No variances shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use is located. In granting a variance, conditions may be imposed when necessary to protect the best interests of surrounding properties and neighborhoods, and otherwise achieve the purposes of the adopted Comprehensive Plan, the Transportation System Plan, and other Code provisions.

Variance Item #1 – Cul-de-sac Length

One item for which a Variance is being requested is the Cipole Road extension cul-de-sac length. Under MC Chapter 16.106.040.E (Cul-de-sacs), the MC provides the following language regarding the design provision of cul-de-sacs:

1. *All cul-de-sacs shall be used only when exceptional topographical constraints, existing development patterns, or compliance with other standards in this code preclude a street extension and circulation. A cul-de-sac shall not be more than two hundred (200) feet in length and shall not provide access to more than 25 dwelling units.*
2. *All cul-de-sacs shall terminate with a turnaround in accordance with the specifications in the Engineering Design Manual. The radius of circular turnarounds may be larger when they contain a landscaped island, parking bay in their center, Tualatin Valley Fire and Rescue submits a written request, or an industrial use requires a larger turnaround for truck access.*
3. *Public easements, tracts, or right-of-way shall provide paved pedestrian and bicycle access ways at least 6 feet wide where a cul-de-sac or dead-end street is planned, to connect the ends of the streets together, connect to other streets, or connect to other existing or planned developments in accordance with the standards of this Chapter, the TSP, the Engineering Design Manual or other provisions identified in this Code for the preservation of trees.*

The City's Engineering Design and Standard Details Manual provides the following criteria for the design of cul-de-sacs:

Cul-de-sacs shall not be more than 200 feet in length, except for the modified infill design cul-de-sac, which shall not be more than 150 feet in length. The length of a cul-de-sac shall be measured along the center line of the cul-de-sac from the near side right-of-way of the nearest through traffic intersecting street to the farthest point of the cul-de-sac right-of-way. See the standard details for cul-de-sac right-of-way and pavement requirements.

Generally and historically, use of cul-de-sacs within the City have been limited to residential subdivision development. There are only two instances within the City where a cul-de-sac has been installed within a commercial/industrial zone; 1) Olds Place (length 362', built 2008) and Wildrose Place (length 642', built 1995). Both of these developments pre-date the current MC Chapter (2011) and Manual (2009) standards used to define cul-de-sac design criteria.

From the existing residential development criteria, Engineering staff have back calculated the basis for establishment of the 200' maximum cul-de-sac length.

The City standard for Medium Density Residential (MDRL) which includes single family residential units, is a maximum of 8 dwelling units per acre, or approximately 5,000 sf lots. Typically the lots are 50' x 100' in size. With 4 lots per side of the street, this equates to a street length of 200 feet (50' lot width x 4 lots/side).

However, in researching how residential cul-de-sac length standards are technically established the following information was found:

Text: **Residential Streets, 3rd edition**

Published by: *Urban Land Institute, a collaboration between Association of Home Builders, American Association of Civil Engineers (ASCE), and the Institute of Transportation Engineers (ITE)*

The report indicates that the cul-de-sac length should be based on the maximum daily vehicle trip count setting the density of residential units accessing the cul-de-sac section of road. The report suggests a maximum traffic volume of approximately 200 vehicles per day (vpd) using a trip count of between 8 and 10 vehicle per day (vpd) for each single family residential (SFR) dwelling unit. Using this data the maximum number of SFR dwelling units calculated at 20 SFR dwelling units (200 vpd/10 vpd/SFR).

By extension, this calculation indicates that the maximum length of a residential cul-de-sac based on this data and the MDRL classification is **500 feet** (50 feet/lot x 10 lots), which has been used recently on a subdivision which requested a design variation.

As can be noted, this information does not provide an equivalent analysis for establishment of commercial/industrial cul-de-sac lengths.

The following chart provides cul-de-sac design information from adjacent local jurisdictions:

Municipality	Maximum Cul-de-Sac Length (ft)	Residential (R), Commercial/Industrial (CI)
Beaverton	200	R, CI
Tigard	>150, no max. listed	R, CI
Tualatin	600	R, CI
Wilsonville	200	R, CI
Hillsboro	200	R

It becomes very apparent that nearly all local communities limit the length of cul-de-sacs to a residential 200 ft maximum. It is also clear that the written standards for these communities allow greater lengths for commercial/industrial road on a case-by-case basis based on City

Engineer approval of the technical design information provided by the applicant, which includes traffic counts and vehicle types.

The submitted plans (Sheet C3.3) indicates that the Cipole Road cul-de-sac length is approximately 560 feet (curbline intersection of T-S Road to center of cul-de-sac), which exceeds the residential standard calculated above.

A TIA prepared by Kittelson & Associates (dated January 25, 2020) provided the following information on the intersection traffic counts at the intersection of Cipole Road and T-S Road:

Year 2021 (Day of Opening)
Weekday Peak Hour Conditions (Vehicles)

	Northbound			Southbound			
Movement	Left	Thru	Right	(CipoleLeft	Thru	Right	Total*
AM Peak	22	2	20	49	9	31	133
PM Peak	95	10	84	68	2	135	394

* Calculated Values by City Engineering Staff

Year 2025 (Build-Out)
Weekday Peak Hour Conditions (Vehicles)

	Northbound			Southbound			
Movement	Left	Thru	Right	Left	Thru	Right	Total*
AM Peak	22	2	20	49	9	31	133
PM Peak	95	10	84	68	2	135	394

* Calculated Values by City Engineering Staff

The average percentage of heavy vehicles (trucks) is estimated to range from 8% (AM) to 14% (PM). The longest northbound queuing length noted is the PM left turn lane at 150’.

Please note that eastbound and westbound traffic data has been omitted as it does not relate to Cipole Road operation, but to T-S Road operation.

So, the question now becomes what design criteria will be established to allow use of cul-de-sacs on commercial/industrial site public access roads?

Length of Cul-de-sac for Residential and Commercial/Industrial Roads

- 1) Limit the length of the cul-de-sac to no more than 500 feet for residential streets.
 - a. Calculation of cul-de-sac length is based on criteria delineated in **Residential Streets, 3rd edition**, published by *Urban Land Institute, a collaboration between Association of Home Builders, American Association of Civil Engineers (ASCE), and the Institute of Transportation Engineers (ITE)*
 - b. Compliance with City Engineering Design and Standards Detail Manual for Residential street cross section standards will still be required.
 - c. Length will be measured from intersection of intersecting street curb line to the center of the cul-de-sac (radius point).

- 2) Limit the length of the commercial/industrial cul-de-sac to no more than 1,000 feet, or as approved by the City Engineer after technical review of a TIA.
 - a. Length will be measured from the intersection of the intersecting street curb line to center of the cul-de-sac (radius point).
 - b. Queuing lengths shall not exceed the cul-de-sac road centerline length as defined in 2(a) above, minus the cul-de-sac radius length.
 - c. If intersecting a collector or arterial road where a traffic control signal is anticipated, a traffic signal warrants study shall be included in the TIA.
- 3) The road classification that can be used for a Commercial/Industrial road cul-de-sac is the City's 40' standard Commercial/Industrial road section, modified as follows:
 - a. Two 14-foot wide travel lanes, and one 12-foot wide center turn lane.
 - b. No on-street parking will be allowed.
 - c. No on-street bike lanes will be provided.
 - d. A 6-foot wide sidewalk will be provided on both sides of the street.
 - e. A 5-foot wide planter strip will be provided on all sides of the street frontage between the sidewalk and face of curb.
 - f. A 1-foot wide clear space will be provided between the back of sidewalk and the street right-of-way line on all street frontages.
- 4) The AC pavement/rock base section for a Commercial/Industrial road cul-de-sac will at a minimum meet the City's standard for a collector status road, or as delineated by a Geotechnical Engineer if soils conditions warrant additional depth. The minimum design life for road section is 25 years.

Variance Item #2 – Use of the Commercial/Industrial Cul-de-sac as defined in Item #1 above, in-lieu-of constructing through road.

The second item the applicant has requested in the Variance is the replacement of the City's standard requirement for through roads (connectivity) with the cul-de-sac as defined in Item #1 recommendation above.

The applicant has submitted information as justification for this part of the Variance request.

The applicant states that the City's TSP and the Tonquin Employment Area (TEA) Concept Plan does not show a through road connection from T-S Road to the collector road (Blake Street).

The applicant suggests that the required street grades of the through road between the Cipole Road extension and Blake Street are impractical for use on an industrial park, and would;

- a) Cause dangerous conditions for heavy trucks making turns to and from Blake Street.
- b) Because of the desire to have a flat site, require the construction of retaining walls, and/or significant fill slopes which;
 - i. Are difficult/expensive to build, increasing construction cost disproportionately to the benefit obtained.
 - ii. Reduce the amount available area for building space which would;

- (1) Impact business viability
- (2) Reduce the number of employees hired by the businesses
- (3) Reduce the tax revenue to the City

First the City's TSP Local Street Connectivity map provides the following note in the legend:

"Connections are conceptual only, additional studies should be completed for specific alignment. Additional local street connections may be developed consistent with City polices and standards at other locations. Access to 99W must be consistent with ODOT spacing standards."

The intent of the connectivity map is to provide basic guidance on local road connections within larger undeveloped areas. The map does not identify all local road connections as the intent that local road connection requirements be part of the development process.

The TEA Concept Plan Did not identify local road connections between T-S Road and Blake Street (listed as the a future collector street). The location of the collector road was shown future south in the TEA, with a single arrow indicating extension of Cipole Road into the TEA.

The City's Engineering Design and Standard Details Manual (Manual) states the following:

Section 210.4.A(2) The standard grade for all streets is 10 percent for unrestricted length, and 12 percent for a maximum length of 200 feet. A request for a variation for street designs with grades exceeding 12 percent shall be submitted to the City Engineer for review. Approval of street grades in excess of 12 percent shall be at the discretion of the City Engineer on a case by case basis. Under no conditions shall grades exceeding 15 percent be approved for public streets.

What this section implies is that on all City streets, street centerline grades of up to 10% are common and acceptable without having to receive any special review by the City. Grades in excess of 10% would need to receive City Engineering review and approval.

The applicant has provided design analysis information in which shows the elevation gain between the proposed Cipole Road extension and the proposed Blake Street intersection as being approximately 45 feet, with a calculated centerline grade of between 10% and 13%. Although these street grades are within the approval criteria for City streets, the grades are not generally favorable for truck traffic which have large masses, large turning radii and low ground clearances. Taken together, a steeply graded street in an industrial area is not necessarily a desired design outcome. In addition, the unresolved nature of the presentation of Cipole Road in the concept plan can be taken as a local access road to the TEA without connectivity.

Variance Item #3 – Elimination of the sidewalk along that portion of the cul-de-sac abuts wetlands.

The applicant has a street design which abuts a wetland. Based on topographic and environmental information, meeting the standard City road cross-section design criteria creates significant encroachment impacts to the wetlands. Removal of the sidewalk parameter along the eastern side of the Cipole Road extension will reduce the encroachment impacts to the wetlands, while the west side sidewalk will still provide pedestrian access to the site from T-S Road.



WASHINGTON COUNTY

OREGON

April 24, 2020

To: Joy Chang – Senior Planner

From: Naomi Vogel – Associate Planner

RE: T-S Corporate Park - Sherwood

City File Number: LU 2020-001 SP, CU, SUB, VAR

County File Number: CP 20-913

Tax Map and Lot Number: 2S128D001100

Location: 12822 SW Tualatin-Sherwood Road/SW 124th Avenue

Washington County Department of Land Use and Transportation has reviewed this development application for five (5) industrial buildings totaling 535,000 square feet for future warehousing and industrial uses. The site will be subdivided into five (5) lots and five (5) tracts with a new private access, SW Cipole Place, on SW Tualatin-Sherwood Road.

The proposed private access on SW Tualatin-Sherwood Road, does not meet the County's standard for access to an Arterial because the private access is not classified as an Arterial or Collector. However, the applicant has requested a Design Exception (November 25, 2019) to the County's access standard for Arterials and has received approval by the County Engineer based on the safety analysis submitted by the applicant (January 9, 2019).

A Traffic Impact Analysis and supplemental information by Kittleson & Associates (January 15, 2020) was submitted in accordance with Washington County R&O 86-95, "Determining Traffic Safety Improvements" for developments. County staff has reviewed the TIA and concurs with the findings/recommendations provided on page 44 of the analysis.

I. PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT BY THE CITY OF SHERWOOD, THE APPLICANT SHALL OBTAIN A WASHINGTON COUNTY FACILITY PERMIT FOR CONSTRUCTION OF THE FOLLOWING PUBLIC IMPROVEMENTS ON SW TUALATIN-SHERWOOD ROAD AND SW 124TH AVENUE:

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

1400 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

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

1. Completed "Design Option" form.
2. **\$40,000.00** 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. Copy of the City's Notice of Decision (NOD) and the County's letter dated April 24, 2020.
4. Engineering plans, Geotech/Pavement report and Sight Distance Analysis via ProjectDox for construction of the following public improvements to County standards:
 - a. Construction of the site's access on SW Tualatin-Sherwood Road with two (2) outbound lanes (one left turn lane with 150 feet of storage and one through/shared right turn lane) and one (1) inbound lane, including improvements required on SW Tualatin-Sherwood Road. Align the access with SW Cipole Road and construct the new leg of the traffic signal, including modifications to the existing signal. Include truck turning templates for the access approach.

Note: Construction of an interim signal design may be permitted subject to County Engineer approval. Coordination with the County's MSTIP SW Tualatin-Sherwood Road Capital Project is required.

- b. Half-street improvement for a 5-lane Arterial with turn lanes along the site's frontage of SW 124th Avenue to County standards. The half-street shall include half-width pavement for dual left-turn lanes, dual through lanes, 8 foot buffered bike lane, curb/gutter, 8 foot sidewalk with a 5 foot planter strip and continuous street lighting. The half-street shall transition to a 5 lane Arterial section after the dual left-turn lanes end and shall tie into the future intersection with SW Blake Street. The frontage improvement shall include signal and interconnect conduit(s) for the future SW Blake Street intersection.

- c. Closure of all existing access not approved for construction access from the subject tax lot to SW Tualatin-Sherwood Road and SW 124th Avenue. Barricades may be used until frontage improvements are constructed.
- d. Construction access and traffic control plan to SW Tualatin-Sherwood Road and SW 124th Avenue prior to the commencement of any on-site construction activities. An interim traffic control signal system on the northbound leg of the SW Cipole Road/SW Tualatin-Sherwood Road intersection shall be installed, subject to County Engineer approval. Include sight Distance analysis and truck turning templates for all construction access.

II. PRIOR TO ISSUANCE OF A COUNTY FACILITY PERMIT OR APPROVAL OF THE PLAT BY WASHINGTON COUNTY:

- A. The following shall be recorded with Washington County Survey Division (Contact John Kidd @ 503.846.7932 if dedication is via document or the Survey Division at 503.846.8723 if dedication is via a plat):
 1. Dedication of additional right-of-way to provide 65 feet from the centerline of SW 124th Avenue, including adequate corner radius at the intersection with SW Tualatin-Sherwood Road and SW Blake Street (if required). The right-of-way shall transition to 51 feet from the centerline to accommodate a 5 lane arterial configuration per the project's approved construction plans for SW 124th Avenue.
 2. Dedication of additional right-of-way to provide 76 feet from the centerline of SW Tualatin-Sherwood Road, including adequate corner radius at the intersection with SW 124th Avenue and SW Cipole Road (south leg). The right-of-way shall transition to 53 feet from the centerline to accommodate a 5 lane arterial configuration per the County's MSTIP construction plans.
 3. Dedication of an 8 foot PUE along the site's frontage of SW Tualatin-Sherwood Road and SW 124th Avenue.
 4. Dedication of an easement for a stormwater facility on SW Tualatin-Sherwood Road, including an additional slope/drainage easement required for the County's MSTIP capital project.
- B. Pay a fee in-lieu for the construction of the ultimate signal design on SW Tualatin-Sherwood/Cipole Road intersection needed to accommodate the new access if the ultimate design is not constructed by the applicant.
- C. Pay a proportional share to Washington County for the future 5-lane half-street improvement on SW Tualatin-Sherwood Road (MSTIP Tualatin-Sherwood Capital Project) per the City's Notice of Decision.

III. PRIOR TO OCCUPANCY OF A BUILDING BY THE CITY OF SHERWOOD:

- A. The road improvements required in condition **I.A.4.** above shall be completed and approved by Washington County.

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

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



WASHINGTON COUNTY

OREGON

May 29, 2020

To: Joy Chang – Senior Planner

From: Naomi Vogel – Associate Planner

RE: T-S Corporate Park - Sherwood

City File Number: LU 2020-001 SP, CU, SUB, VAR

County File Number: CP 20-913

Tax Map and Lot Number: 2S128D001100

Location: 12822 SW Tualatin-Sherwood Road/SW 124th Avenue

Washington County Department of Land Use and Transportation has reviewed this development application for five (5) industrial buildings totaling 535,000 square feet for future warehousing and industrial uses. The site will be subdivided into five (5) lots and five (5) tracts with a new City public access, SW Cipole Place, on SW Tualatin-Sherwood Road.

The proposed public street on SW Tualatin-Sherwood Road, does not meet the County's standard for access to an Arterial because the access is not classified as an Arterial or Collector. However, the applicant has requested a Design Exception (November 25, 2019) to the County's access standard for Arterials and has received approval by the County Engineer based on the safety analysis submitted by the applicant (January 9, 2019).

A Traffic Impact Analysis and supplemental information by Kittleson & Associates (January 15, 2020) was submitted in accordance with Washington County R&O 86-95, "Determining Traffic Safety Improvements" for developments. County staff has reviewed the TIA and concurs with the findings/recommendations provided on page 44 of the analysis and have been included in the requirements below.

I. PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF SHERWOOD, THE APPLICANT SHALL OBTAIN A WASHINGTON COUNTY FACILITY PERMIT FOR CONSTRUCTION OF THE FOLLOWING PUBLIC IMPROVEMENTS (PHASE 1):

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

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

1400 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. Completed "Design Option" form for each Phase.
2. **\$40,000.00** Administration Deposit (per Phase deposit based on valuation).

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. Copy of the City's Notice of Decision (NOD) and the County's letter dated May 29, 2020.
4. Engineering plans, Geotech/Pavement report and Sight Distance Analysis via ProjectDox for construction of the following public improvements to County standards for each Phase:
 - a. Closure of all existing access not approved for construction access from the subject tax lot to SW Tualatin-Sherwood Road and SW 124th Avenue. Barricades may be used until frontage improvements are constructed (at the discretion of the County Engineer).
 - b. Construction access from SW 124th Avenue per County Engineer approval. Include sight distance analysis, traffic control plan and truck turning templates per County Engineer requirements. **Access on SW Tualatin-Sherwood Road from the site is not permitted for construction activities unless Phase 2 public improvements are constructed and accepted by Washington County (refer to II. below).**

II. PRIOR TO APPROVAL OF THE ENGINEERING PUBLIC IMPROVEMENT PLANS BY THE CITY OF SHERWOOD, THE APPLICANT SHALL OBTAIN A WASHINGTON COUNTY FACILITY PERMIT FOR CONSTRUCTION OF THE FOLLOWING PUBLIC IMPROVEMENTS (PHASE 2):

- a. Construction of the site's interim access on SW Tualatin-Sherwood Road with two (2) outbound lanes (one left turn lane with 150 feet of storage and one through/shared right turn lane) and one (1) inbound lane, including improvements required on SW Tualatin-Sherwood Road. Align the access with SW Cipole Road and construct the 4th leg of the interim traffic signal, including modifications to the existing signal. Include truck turning templates and sight distance analysis. **Note: The access shall be constructed and accepted for construction access use by the County Engineer prior to commencing Phase 2 construction activities.**

- b. The applicant may elect to obtain County approval to construct all four legs of the SW Cipole Rd and SW Tualatin-Sherwood Rd signalized intersection (interim design) to serve the County planned widening of SW Tualatin-Sherwood Rd (MSTIP Tualatin-Sherwood Capital Project).
- c. Closure of the construction access on SW 124th Avenue per County Engineer requirements.

Note: Coordination with the County's MSTIP SW Tualatin-Sherwood Road Capital Project is required for all public improvements on SW Tualatin-Sherwood Road.

III. PRIOR TO ISSUANCE OF A BUILDING PERMIT BY THE CITY OF SHERWOOD, THE APPLICANT SHALL OBTAIN A WASHINGTON COUNTY FACILITY PERMIT FOR CONSTRUCTION OF THE FOLLOWING PUBLIC IMPROVEMENTS (PHASE 3):

- a. Half-street improvement for a 5-lane Arterial with turn lanes along the site's frontage of SW 124th Avenue to County standards. The half-street shall include half-width pavement for dual left-turn lanes, dual through lanes, 8 foot buffered bike lane, curb/gutter, 8 foot sidewalk with a 5 foot planter strip and continuous street lighting. The half-street shall transition to a 5 lane Arterial section after the dual left-turn lanes end and shall tie into the future intersection with SW Blake Street. The frontage improvement shall include signal and interconnect conduit(s) for the future SW Blake Street intersection.

IV. PRIOR TO ISSUANCE OF A COUNTY FACILITY PERMIT FOR PHASE 2 BY WASHINGTON COUNTY:

- A. The following shall be recorded with Washington County Survey Division (Contact John Kidd @ 503.846.7932 if dedication is via document or the Survey Division at 503.846.8723 if dedication is via a plat):
 1. Dedication of additional right-of-way to provide 65 feet from the centerline of SW 124th Avenue, including adequate corner radius at the intersection with SW Tualatin-Sherwood Road and SW Blake Street (if required). The right-of-way shall transition to 53 feet from the centerline to accommodate a 5 lane arterial configuration per the project's approved construction plans for SW 124th Avenue.
 2. Dedication of additional right-of-way to provide 76 feet from the centerline of SW Tualatin-Sherwood Road, including adequate corner radius at the intersection with SW 124th Avenue and SW Cipole Road (south leg). The right-of-way shall transition to 53 feet from the centerline to accommodate a 5 lane arterial configuration per the County's MSTIP construction plans.
 3. Dedication of an 8 foot PUE along the site's frontage of SW Tualatin-Sherwood Road and SW 124th Avenue.

4. Dedication of an easement for a stormwater facility on SW Tualatin-Sherwood Road, including an additional slope/drainage easement required for the County's MSTIP capital project.

V. PRIOR TO ISSUANCE OF THE ENGINEERING COMPLIANCE AGREEMENT WITH THE CITY OF SHERWOOD:

- A. Pay a fee in-lieu to Washington County for the construction of the ultimate signal design on SW Tualatin-Sherwood Road/SW Cipole Road intersection needed to accommodate the new access, if not constructed by the applicant.
- B. Pay a proportional share to Washington County Pay for the sidewalks, ADA ramps (if required), street trees, planter strip ground cover plantings, planter strip irrigation system (controller, piping, valves and fittings), street lighting (fixtures, conduit, etc.) on the applicant's frontage of SW Tualatin-Sherwood Road (MSTIP Tualatin-Sherwood Capital Project).

VI. PRIOR TO OCCUPANCY OF THE FIRST BUILDING BY THE CITY OF SHERWOOD:

- A. All public improvements required on SW Tualatin-Sherwood Road and SW 124th Avenue shall be completed and accepted by Washington County.

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

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



April 8, 2020

Joy Chang
Senior Planner
City of Sherwood
22560 SW Pine Street
Sherwood, Oregon 97140

**Re: T-S Corporate Park
Tax Lot I.D: 2S128D001100**

Dear Joy,

Thank you for the opportunity to review the proposed site plan surrounding the above-named development project. These notes are provided regarding the plans received April 7, 2020 and are based on the current New Construction Guide version 4.2C. There may be more or less requirements needed based upon the final project design, however, Tualatin Valley Fire & Rescue will endorse this proposal predicated on the following criteria and conditions of approval.

FIRE APPARATUS ACCESS:

- FIRE APPARATUS ACCESS ROADS:** Access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. **Exception:** Approved agricultural and equine structures complying with ORS 455.315 are not required to have fire apparatus access roads (see New Construction Guide Appendix C). Access roads are not required to be modified for commercial buildings that undergo a change in occupancy, change in use, or conversion from agricultural or equine exempt to non-exempt unless there is a change to the structure's square footage or building footprint. (OFC 503.1.1)
- FIRE ACCESS ROAD DISTANCE FROM BUILDINGS:** The access shall extend to within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. (OFC 503.1.1)
- FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:** When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the Fire Marshal. (OFC 503.1.1) **Note: If fire sprinklers are installed and the system will be supported by a municipal water supply, please contact the local water purveyor for information surrounding water meter sizing.**
- ADDITIONAL ACCESS ROADS – COMMERCIAL/INDUSTRIAL HEIGHT:** Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access. (D104.1)
- AERIAL FIRE APPARATUS ROADS:** Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to

the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2)

Plans indicate access roads are a minimum of 26ft wide.

6. **AERIAL APPARATUS OPERATIONS:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the Fire Marshal. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4)
7. **MULTIPLE ACCESS ROADS SEPARATION:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses. (OFC D104.3)

Proposed access points are acceptable.

8. **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)
9. **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)

In areas where no curb is present, signs can be mounted to the building wall.

10. **NO PARKING:** Parking on emergency access roads shall be as follows (OFC D103.6.1-2):
 1. 20-26 feet road width – no parking on either side of roadway
 2. 26-32 feet road width – parking is allowed on one side
 3. Greater than 32 feet road width – parking is not restricted

Note: For specific widths and parking allowances, contact the local municipality.
11. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)

See attached Sheet C3.0 for locations of fire lanes.

12. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)
13. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3)

14. **TURNING RADIUS:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)

Indicate on plans, the turning radius. Auto-turn is acceptable to use.

15. **ACCESS ROAD GRADE:** Fire apparatus access roadway grades shall not exceed 15%. Alternate methods and materials may be available at the discretion of the Fire Marshal (for grade exceeding 15%).
16. **ANGLE OF APPROACH/GRADE FOR INTERSECTIONS:** Intersections shall be level (maximum 5%) with the exception of crowning for water run-off. (OFC 503.2.7 & D103.2)
17. **AERIAL APPARATUS OPERATING GRADES:** Portions of aerial apparatus roads that will be used for aerial operations shall be as flat as possible. Front to rear and side to side maximum slope shall not exceed 10%.
18. **GATES:** Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):
1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
 2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
 3. Electric gates shall be equipped with a means for operation by fire department personnel
 4. Electric automatic gates shall comply with ASTM F 2200 and UL 325.
19. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)
20. **TRAFFIC CALMING DEVICES:** Shall be prohibited on fire access routes unless approved by the Fire Marshal. (OFC 503.4.1). Traffic calming measures linked here: <http://www.tvfr.com/DocumentCenter/View/1578>

FIREFIGHTING WATER SUPPLIES:

21. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration shall be determined in accordance with OFC Table B105.2. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi residual. (OFC B105.3)
- Note:** OFC B106, Limiting Fire-Flow is also enforced, except for the following:
- The maximum needed fire flow shall be 3,000 GPM, measured at 20 psi residual pressure.
 - Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1

See attached computation for fire flow. Calculated fire flow must have fire sprinkler demand added to it.

22. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)

Provide documentation of a fire hydrant test or modeling.

23. **WATER SUPPLY DURING CONSTRUCTION:** Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)

FIRE HYDRANTS:

24. **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1)
- This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
 - The number and distribution of fire hydrants required for commercial structure(s) is based on Table C105.1, following any fire-flow reductions allowed by section B105.3.1. Additional fire hydrants may be required due to spacing and/or section 507.5 of the Oregon Fire Code.

25. **FIRE HYDRANT(S) PLACEMENT:** (OFC C104)
- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 507.5.1)
 - Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the Fire Marshal.
 - Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets may be considered when approved by the Fire Marshal.
 - Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the Fire Marshal.

See attached Sheet C3.0 for locations of fire hydrants. Underground private fire line will be reviewed and inspected by TVFR. Ensure no PIV's are proposed in the private line.

26. **PRIVATE FIRE HYDRANT IDENTIFICATION:** Private fire hydrants shall be painted red in color. Exception: Private fire hydrants within the City of Tualatin shall be yellow in color. (OFC 507)
27. **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the Fire Marshal. (OFC C102.1)
28. **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)
29. **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6 & OFC 312)

Some fire hydrants will require bollard protection.

30. **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)
31. **FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS:** FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13)
- Fire department connections (FDCs) shall normally be located remotely and outside of the fall-line of the building when required. FDCs may be mounted on the building they serve, when approved.

- FDCs shall be plumbed on the system side of the check valve when sprinklers are served by underground lines also serving private fire hydrants.

See attached Sheet C3.0 for locations of FDC's

BUILDING ACCESS AND FIRE SERVICE FEATURES

32. **EMERGENCY RESPONDER RADIO COVERAGE:** In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. (OFC 510, Appendix F, and OSSC 915) <http://www.tvfr.com/DocumentCenter/View/1296>.
- Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit.
 - Testing shall take place after the installation of all roofing systems; exterior walls, glazing and siding/cladding; and all permanent interior walls, partitions, ceilings, and glazing.

This section is required of all buildings. If electing the fee in lieu, it must be paid prior to issuance of building permits. Please contact me directly to discuss.

33. **KNOX BOX:** A Knox Box for building access may be required for structures and gates. See Appendix B for further information and detail on required installations. Order via www.tvfr.com or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1)

A Knox box on each building will be required.

34. **FIRE PROTECTION EQUIPMENT IDENTIFICATION:** Rooms containing controls to fire suppression and detection equipment shall be identified as "**Fire Control Room**." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1)

Ensure exterior doors to fire sprinkler rooms are marked as indicated above.

35. **PREMISES IDENTIFICATION:** New and existing buildings shall have approved address numbers; building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property, including monument signs. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. (OFC 505.1)

While the minimum code requirement is 4" with the height and size of the buildings it is recommend that a number that is 8" or large be used to mark the buildings.

36. **FIRE EXTINGUISHERS:** Portable fire extinguishers shall be selected, installed and maintained in accordance with OFC 906.2 and NFPA 10.

Indicate location of portable fire extinguishers on plans. Indicate size and type.

37. **BLASTING OPERATIONS:** Blasting operations shall be conducted only by approved, competent operators familiar with the required safety precautions and the hazards involved and in accordance with the provisions of NFPA 495. (OFC 5607.1)

38. **If conducting blasting operations, a permit from TVFR will be required. Permit form is attached.**

If you have questions or need further clarification, please feel free to contact me at 503-896-8101.

Sincerely,

Tom Mooney

Tom Mooney
Deputy Fire Marshal II

Thomas.mooney@tvfr.com

Cc: File
City of Sherwood

A full copy of the New Construction Fire Code Applications Guide for Commercial and Multi-Family Development is available at <http://www.tvfr.com/DocumentCenter/View/1296>

FIRE FLOW:

BLDG A: $87,490 \text{ ft}^2 = 6,250 \text{ GPM}$ (OFC TABLE B105.2) $6,250 \text{ GPM} = 6$ HYDRANTS (OFC TABLE C105.1)

6 HYDRANTS w/ AVERAGE SPACING OF 250 FT

SPRINKLER REDUCTION: $6,250 \text{ GPM} (0.75) = 1,563 \text{ GPM}$ TOTAL FIRE FLOW: 1,563 GPM + FIRE SPRINKLER DEMANDBLDG B: $56,576 \text{ ft}^2 = 5,000 \text{ GPM}$ (OFC TABLE B105.2) $5,000 \text{ GPM} = 5$ HYDRANTS (OFC TABLE C105.1)

5 HYDRANTS w/ AVERAGE SPACING OF 300 FT

SPRINKLER REDUCTION: $5,000 \text{ GPM} (0.75) = 1,500 \text{ GPM}$ MINIMUM REQUIREDTOTAL FIRE FLOW: 1,500 GPM + FIRE SPRINKLER DEMANDBLDG C: $193,292 \text{ ft}^2 = 8,000 \text{ GPM}$ (OFC TABLE B105.2) $8,000 \text{ GPM} = 8$ OR MORE (OFC TABLE C105.1)

8 HYDRANTS w/ AVERAGE SPACING OF 200 FT

SPRINKLER REDUCTION: $8,000 \text{ GPM} (0.75) = 2,000 \text{ GPM}$ TOTAL FIRE FLOW: 2,000 GPM + FIRE SPRINKLER DEMANDBLDG D: $145,624 \text{ ft}^2 = 8,000 \text{ GPM}$ (OFC TABLE B105.2) $8,000 \text{ GPM} = 8$ OR MORE HYDRANTS (OFC TABLE C105.1)

8 HYDRANTS w/ AVERAGE SPACING OF 200 FT

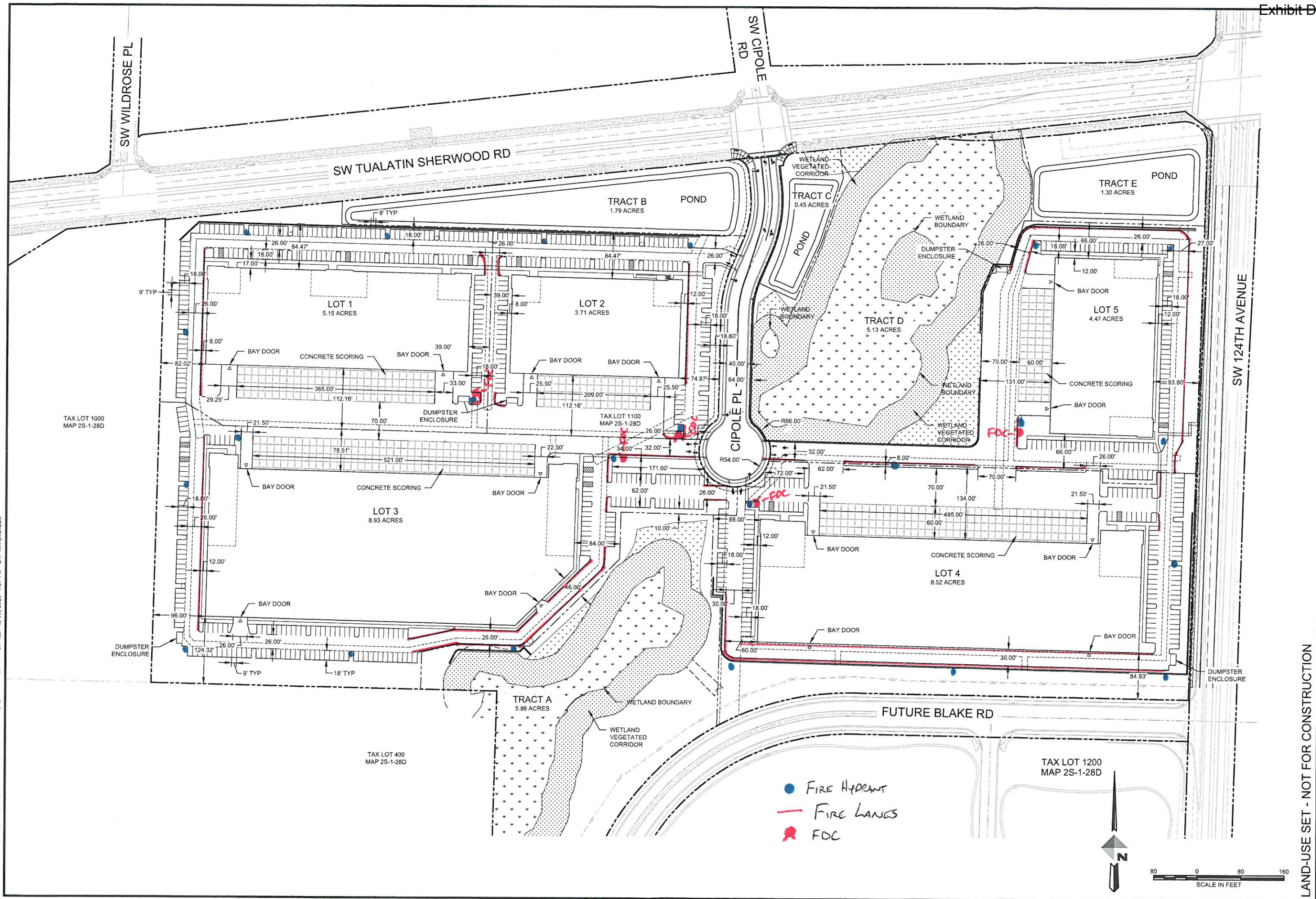
SPRINKLER REDUCTION = $8,000 \text{ GPM} (0.75) = 2,000 \text{ GPM}$ TOTAL FIRE FLOW: 2,000 GPM + FIRE SPRINKLER DEMANDBLDG E: $62,212 \text{ ft}^2 = 5,250 \text{ GPM}$ (OFC TABLE B105.2) $5,250 \text{ GPM} = 6$ HYDRANTS (OFC TABLE C105.1)

6 HYDRANTS w/ AVERAGE SPACING OF 250 FT

SPRINKLER REDUCTION = $5,250 \text{ GPM} (0.75) = 1,500 \text{ GPM}$ MINIMUM REQUIREDTOTAL FIRE FLOW: 1,500 GPM + FIRE SPRINKLER DEMAND250
300
200
200
250 $\frac{1200}{5} = 240 \text{ ft}$

4 HYDRANTS

 ~ 33 SEE SHEET
C3.0 FOR
LOCATIONS OF
HYDRANTS



C:\221\14347-01\65640\CIVIL\DD\SC-CS-SP-TCC.DWG SAVED: 3/6/2020 11:23 AM PLOTTED: 3/30/2020 4:21 PM BY: RHALVORSON

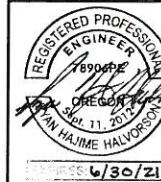
TAX LOT 1000
MAP 2S-1-28D

TAX LOT 400
MAP 2S-1-28D

TAX LOT 1100
MAP 2S-1-28D

TAX LOT 1200
MAP 2S-1-28D

REV	DATE	DESCRIPTION	BY



DOWL
 WWW.DOWL.COM
 720 SW Washington Street, #750
 Portland, Oregon 97205

LAND-USE SET - NOT FOR CONSTRUCTION
 T-S CORPORATE PARK
 TRANSPORTATION SHEET

PROJECT 2322.14347
 DATE 01/17/21

©DOWL 2019
 SHEET

C3.0

TUALATIN VALLEY FIRE & RESCUE Exhibit D
MOBILE EMERGENCY RESPONDER RADIO COVERAGE (MERRC) APPLICATION

This application is to be used when requesting approval for participation in the TVF&R MERRC program in lieu of providing an in-building OFC 510 emergency responder radio coverage system

North Operating Center

11945 SW 70th Avenue
 Tigard, OR 97223
 Phone: 503-649-8577

South Operating Center

8445 SW Elligsen Road
 Wilsonville, OR 97070
 Phone: 503-259-1500

BUILDING INFORMATION:

(Separate Application Required for Each Building)

Business/Building Name: _____

Proposed Use of Building: _____

Address: _____

City/County: _____

Building Permit: _____

APPLICANT CONTACT INFORMATION:

Contact Person: _____

Phone: _____

Email: _____

MERRC FEE:

Approved Fee Schedule (as of 11/2015)

First 0 - 50,000 sq.ft. = \$0.50 per sq.ft.
 Additional sq.ft. from 50,001 - 100,001 = \$0.30 per sq.ft.
 For each sq.ft. over 100,000 = \$0.10 per sq.ft.

Example fee for 300,000 sf building:

First 50,000 sq.ft. x \$0.50 = \$25,000 +
 50,001 to 100,001 sq.ft. x \$0.30 = \$15,000 +
 100,002 to 300,000 sq.ft. x \$ 0.10 = \$19,999
 TOTAL = \$59,999

Total Square Footage: _____

_____ sq. ft. x \$0.50 = _____

_____ sq. ft. x \$0.30 = _____

_____ sq. ft. x \$0.10 = _____

TOTAL MERRC FEE: \$ _____

As an authorized representative for the above referenced building, I hereby request the building be permanently approved under the TVF&R Mobile Emergency Responder Radio Coverage program as having an approved method of compliance with Oregon Fire Code Section 510 and TVF&R Resolution 2015-09. If the application is accepted, I understand that full payment of the calculated MERRC fee is required prior to completing the approval process. For construction projects under a building permit, payment must be received prior to plan review completion, unless otherwise approved by the Fire Marshal.

For Fire Marshal Use Only

APPLICATION APPROVAL ONLY

Application Approved by Fire Marshal: YES NO

Reviewer Name: _____

Reviewer Signature: _____

Date: _____

Comments: _____

FINAL APPROVAL ONLY

Payment Total: _____

Received By: _____

Date: _____

Comments: _____

Provide a signed, approved final copy to applicant.

**Tualatin Valley Fire & Rescue
Explosive Blasting Permits**



North Operating Center
20665 SW Blanton Street
Aloha, OR 97078
Phone: 503-259-1400
Fax: 503-259-1224

Central Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577
Fax: 503-642-4814

South Operating Center
8445 SW Elligsen Road
Wilsonville, OR 97070
Phone: 503-259-1500
Fax: 503-259-1520

Tualatin Valley Fire & Rescue requires a permit to be issued for any type of explosive blasting conducted within District boundaries. **In order to receive a permit, a complete packet must be submitted at least 14 days prior to blasting.**

The packet must include the following:

1. **Oregon State Fire Marshal (OSFM) Certificate to Possess Explosives** in the State of Oregon.
2. **Blasting Plan** prepared in accordance with NFPA 495 and industry standards. It must include:
 - a. Explosives delivery information
 - b. Explosives storage information (magazine, location and responsible person)
 - c. Drilling information
 - d. Explosives products and loading information
 - e. Safety procedures
 - f. Directions for pre-blast notification and proper posting in area of work (350' minimum).
 - g. Verification of contact with city (if applicable), county, and local police or sheriff agency where work is being performed to determine if additional requirements apply.
 - h. Pre-blast survey of nearby structures, above ground and underground utilities, etc. Survey shall extend 1500 feet from blast site unless lesser distance is justified.
 - i. A monitoring plan to identify how seismic monitoring will be conducted.
 - j. Post blast monitoring and seismic report (submit after work is completed).

Note: the Blasting Plan and seismic monitoring shall be performed by persons qualified to perform such work.

3. **Bond or insurance certificate** for the project in an amount not less than \$1,000,000. The Fireworks/Explosives Program Manager may determine that more coverage is necessary.
4. **TVF&R Permit Application** obtained by:
 - a. Visiting our website at www.tvfr.com (click on Online Resources)
 - b. Contacting the nearest Operating Center

For assistance or more information, please contact TVF&R at 503-649-8577.



**TUALATIN VALLEY FIRE & RESCUE
APPLICATION/PERMIT**

Exhibit D

North Division
11945 SW 70th Avenue
Tigard, OR 97223 Phone:
503-649-8577 Fax:
503-642-4814

South Division
8445 SW Elligsen Road
Wilsonville, OR 97070
Phone: 503-259-1500
Fax: 503-259-1520

Installation or Event Location

Business Name (if applicable): _____
Address: _____
City/County: _____
Contact Person: _____
Phone: _____ Fax: _____
Email: _____
Contractor (if applicable): _____
Phone: _____ Fax: _____
Email: _____

Date(s) of Event: _____

Description of Installation or Event:

Agency Approval

(Where approval by another government agency is required)

Agency Name: _____
Contact Person: _____
Phone: _____
Notes: _____

Permit Type:

- Tents, Canopies, or Temporary Membrane Structures (in excess of 750 square feet)¹
- Temporary Haunted House or similar²
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)³
- Explosives (Blasting plan is required)
- LPG Tank (Greater than 2,000 gallons)⁴
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)⁴
- Other: _____

¹ Plans for tents and canopies must include structure dimensions, exit size and arrangement, placement and number of fire extinguishers, exit signs (if occupant load over 50), seating arrangement (if applicable), and distances to buildings, property lines and parking.

² Haunted Houses and other similar installations inside of structures must comply with OFC Appendix K.

³ Required for fires larger than 3 feet in diameter or 2 feet in height used in ceremonies, assemblies, or similar gatherings. Must be 50 feet from a structure unless otherwise approved.

⁴ LPG Tanks over 2,000 gallons and all Flammable/Combustible Liquid Tank installations must be approved by applicable city or county building department. TVF&R permit required only if applicable city or county does not require permitting. Construction plans must include detailed information on tank, appurtenances, location and distance to buildings, property lines, public ways and other exposures.

For Fire Marshal's Office Use Only

Occupancy#: _____

This section is for application approval only.

Inspector

Date

Permit Valid From: _____ To: _____

Conditions: _____

This section is for on-site final approval only.

Inspector

Date

Conditions: _____

M E M O R A N D U M

Date: May 1, 2020
To: Joy Chang, Senior Planner, City of Sherwood
From: Jackie Sue Humphreys, Clean Water Services (CWS)
Subject: T-S Corporate Park, LU 2020-001, 2S128D001100

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE

A Clean Water Services (CWS) Storm Water Connection Permit Authorization must be obtained. Application for CWS Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 19-5 as amended by R&O 19-22, or prior standards as meeting the implementation policy of R&O 18-28, and is to include:

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit. If site area and any offsite improvements required for this development exceed five-acres of disturbance, project will require a 1200-C Erosion Control Permit.
- c. Detailed plans showing the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 19-5, Section 4.04. Access shall be provided for maintenance of facility per R&O 19-5, Section 4.07.6.

- e. If use of an existing offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.
- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Application may require additional permitting and plan review from CWS Source Control Program. For any questions or additional information, please contact Source Control at (503) 681-5175.
- i. Applicant shall comply with the conditions as set forth in the Service Provider Letter No. 20-000203, dated April 13, 2020.
- j. Clean Water Services shall require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.
- k. Detailed plans showing the sensitive area and corridor delineated, along with restoration and enhancement of the corridor.
- l. If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.
- m. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

This Land Use Review does not constitute CWS approval of storm or sanitary sewer compliance to the NPDES permit held by CWS. CWS, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.



CWS File Number

20-000203

Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).

Jurisdiction: <u>City of Sherwood</u>	Review Type: <u>Tier 2 Analysis</u>
Site Address / Location: <u>12822 SW Tualatin Sherwood Rd</u> <u>Sherwood, OR 97140</u>	SPL Issue Date: <u>April 13, 2020</u>
	SPL Expiration Date: <u>April 13, 2022</u>

Applicant Information:

Name KIRK OLSEN

Company TRAMMELL CROW COMPANY

Address 1300 SW FIFTH AVE SUITE 3050
PORTLAND OR 97201

Phone/Fax (503) 946-4981

E-mail: kolsen@trammellcrow.com

Owner Information:

Name DAVID KRASKA

Company WILLAMETTE WATER SUPPLY SYSTEM COMMINSION

Address 1850 SW 170TH AVE
PORTLAND OR 97003

Phone/Fax (503) 941-4569

E-mail: David.raska@twwd.org

Tax lot ID

2S128D001100

Development Activity

T-S Corporate Park
Commercial Multi Lot Development

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site

Vegetated Corridor Width: Variable

Vegetated Corridor Condition: Good/Marginal/Degraded

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site

Vegetated Corridor Width: Variable

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 157,549

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Grading & retaining walls for road, parking lots, & stormwater outfalls (Permanent encroachment; Mitigation required)</u>	<u>10,699</u>
<u>Storm pipe installation (Temporary encroachment; Restoration and planting in-place required)</u>	<u>4,917</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site Replacement Mitigation</u>	<u>35,654/3.3:1</u>

Conditions Attached Development Figures Attached (4) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits. **No wetland or non-wetland work proposed with this project.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 25-50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. For Vegetated Corridors that extend 35 feet from the break in slope, the width of Vegetated Corridors may be reduced to 15 feet wide if a stamped geotechnical report confirms that slope stability can be maintained with the reduced setback from the break in slope.
13. **For Vegetated Corridors greater than 50 feet in width, the applicant shall enhance the first 50 feet closest to the sensitive area to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.**
14. **Removal of invasive non-native species by hand is required in all Vegetated Corridors rated ""good."" Replanting is required in any cleared areas larger than 25 square feet using low impact methods. The applicant shall calculate all cleared areas larger than 25 square feet prior to the preparation of the required Vegetated Corridor enhancement/restoration plan.**
15. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""

16. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
17. **Clean Water Services and/or the City shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&O 19-5, Appendix A, as amended by R&O 19-22).**
18. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.**
19. **Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.**
20. **For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services shall require that the sensitive area and Vegetated Corridor be contained in a separate tract and subject to a ""STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY"" to be granted to the City or Clean Water Services.**
21. **Clean Water Services shall require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.**

FINAL PLANS

22. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
23. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
24. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
25. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3653 with any questions.



**Lindsey Obermiller
Environmental Plan Review**

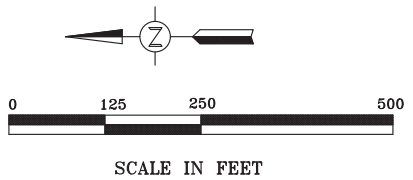
Attachments (4)



LEGEND

- ■ ■ ■ Project Area Boundary
- ▨ Wetland (Site Total 159,518 sf / 3.66 ac)
- — — — Vegetated Corridor
- Vegetated Corridor Permanent Encroachment (10,699 sf / 0.25 ac)
- Vegetated Corridor Temporary Encroachment (4,917 sf / 0.11 ac)
- ▨ Vegetated Corridor Enhancement (157,549 sf / 3.62 ac)
- Vegetated Corridor Mitigation and Water Quality Benefit (35,654 sf / 0.82 ac)

COLOR COPY
CWS FILE NO. 20-000203
 Approved
 Clean Water Services
FOR ENVIRONMENTAL REVIEW
 By *LD* Date 04/13/2020
SPL ATTACHMENT 1 OF 4



Survey provided by Northwest Survey.



Site Development Plan Overview
 T-S Corporate Park - Sherwood, Oregon

FIGURE 4

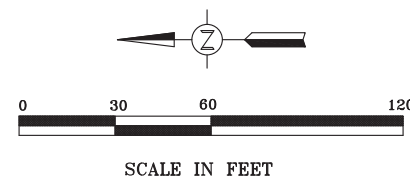
3-19-2020



LEGEND

- ■ ■ Project Area Boundary
- ▨ Wetland
(Site Total 159,518 sf / 3.66 ac)
- Vegetated Corridor
- Vegetated Corridor
Permanent Encroachment
(10,699 sf / 0.25 ac)
- Vegetated Corridor
Temporary Encroachment
(4,917 sf / 0.11 ac)
- ▨ Vegetated Corridor Enhancement
(157,549 sf / 3.62 ac)
- Vegetated Corridor Mitigation and
Water Quality Benefit
(35,654 sf / 0.82 ac)

COLOR COPY
 CWS FILE NO. 20-000203
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By LO Date 04/13/2020
 SPL ATTACHMENT 2 OF 4



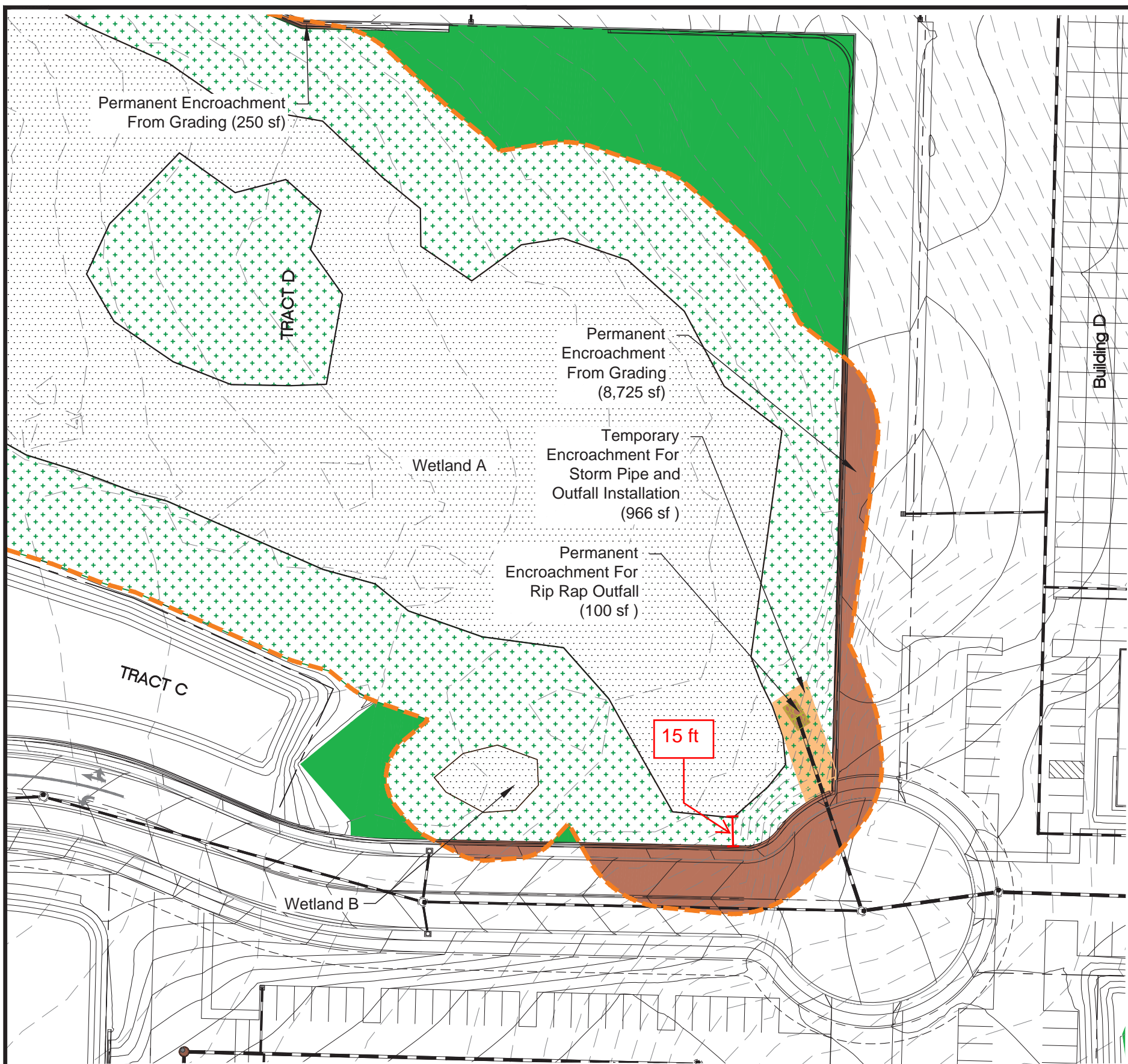
Site Plan Provided by DOWL



Site Development Plan and Vegetated Corridor Encroachment
 T-S Corporate Park - Sherwood, Oregon

FIGURE
4A

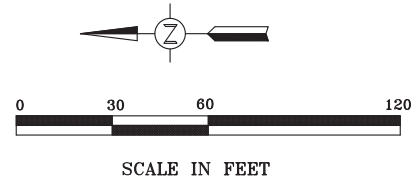
3-19-2020



LEGEND

- Project Area Boundary
- Wetland (Site Total 159,518 sf / 3.66 ac)
- Vegetated Corridor
- Vegetated Corridor Permanent Encroachment (10,699 sf / 0.25 ac)
- Vegetated Corridor Temporary Encroachment (4,917 sf / 0.11 ac)
- Vegetated Corridor Enhancement (157,549 sf / 3.62 ac)
- Vegetated Corridor Mitigation and Water Quality Benefit (35,654 sf / 0.82 ac)

COLOR COPY
 CWS FILE NO. 20-000203
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By *LO* Date 04/13/2020
 SPL ATTACHMENT 3 OF 4



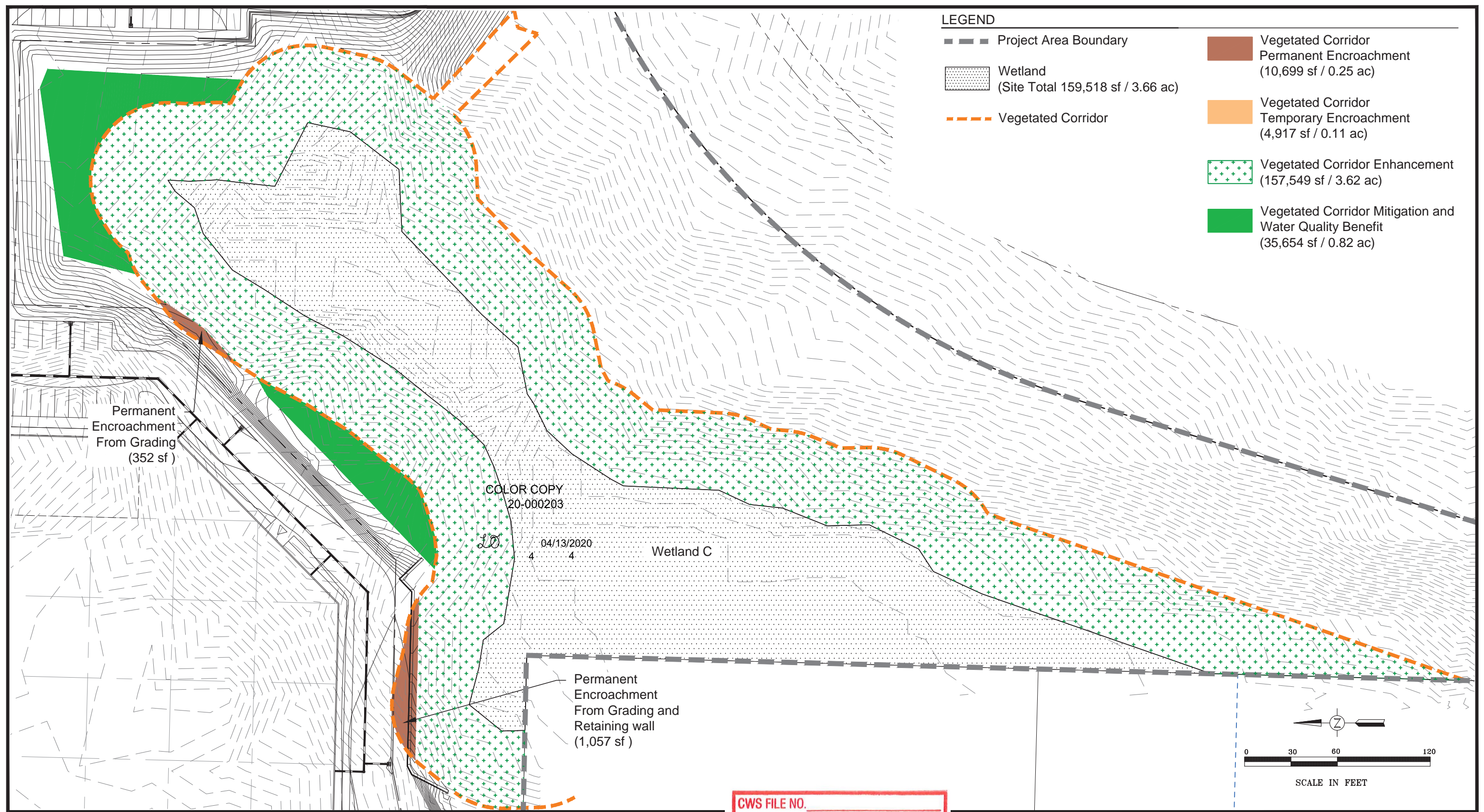
Site Plan Provided by DOWL










Site Development Plan and Vegetated Corridor Encroachment
 T-S Corporate Park - Sherwood, Oregon

FIGURE
4B

3-19-2020



LEGEND

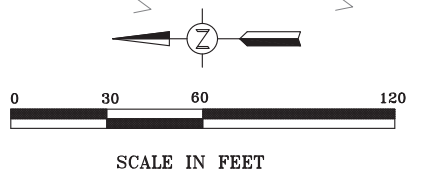
	Project Area Boundary		Vegetated Corridor Permanent Encroachment (10,699 sf / 0.25 ac)
	Wetland (Site Total 159,518 sf / 3.66 ac)		Vegetated Corridor Temporary Encroachment (4,917 sf / 0.11 ac)
	Vegetated Corridor		Vegetated Corridor Enhancement (157,549 sf / 3.62 ac)
			Vegetated Corridor Mitigation and Water Quality Benefit (35,654 sf / 0.82 ac)

Permanent Encroachment From Grading (352 sf)

COLOR COPY
20-000203
LO 04/13/2020
4 4

Wetland C

Permanent Encroachment From Grading and Retaining wall (1,057 sf)



CWS FILE NO. _____
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By _____ Date _____
SPL ATTACHMENT _____ OF _____



Site Plan Provided by DOWL

Site Development Plan and Vegetated Corridor Encroachment
T-S Corporate Park - Sherwood, Oregon

FIGURE
4C

3-19-2020



Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN#*

WN2020-0259

Responsible Jurisdiction

Staff Contact	Jurisdiction Type	Municipality
Joy Chang	City	Sherwood
Local case file #	County	
LU 2020-001 SP CU SUB VA	Washington	

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
02S	01W	28		1100

Street Address

12822 SW Tualatin Sherwood Rd

Address Line 2

City

Sherwood

Postal / Zip Code

97140

State / Province / Region

OR

Country

Washington

Latitude

45.368145

Longitude

-122.808881

Wetland/Waterway/Other Water Features ^

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

Applicable Oregon Removal-Fill Permit Requirement(s) ^

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

Closing Information



Additional Comments

Based on a review of the submitted site plan, it appears that impacts to onsite wetlands and waters have been avoided. Please note that impacts to onsite wetlands and waters will require a permit and associated mitigation for impacts that are 50 cubic yards or greater.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

Response Date

4/8/2020

Response by:

Chris Stevenson

Response Phone:

503-986-5246



Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Kate Brown

Governor

Bev Clarno

Secretary of State

Tobias Read

State Treasurer

March 11, 2020

Trammel Crow Company

Attn: Kirk Olsen

1300 SW Fifth Avenue, Suite 3050

Portland, OR 97201

Re: **WD # 2020-0015 Approved**
Wetland Delineation Report for the T-S Corporate Park
Washington County; T2S R1W S28D TL1100 (Portion)

Dear Mr. Olsen:

The Department of State Lands has reviewed the wetland delineation report prepared by Pacific Habitat Services for the site referenced above. Please note that the study area includes only a portion of the tax lot described above (see the attached maps). Based upon the information presented in the report, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in revised Figure 6, 6A, and 6B of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the study area, 3 wetlands (Wetland A, B and C, totaling approximately 2.91 acres) and one roadside ditch were identified. The wetlands are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined). The roadside ditch is exempt per OAR 141-085-0515(10) except for the area that may be contiguous with Wetland A offsite.

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Since measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact Chris Stevenson, the Jurisdictional Coordinator for Clackamas County at (503) 986-5246.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan". The signature is fluid and cursive, written in a professional style.

Peter Ryan, PWS
Aquatic Resource Specialist

Enclosures

ec: Shawn Eisner, Pacific Habitat Services
City of Sherwood Planning Department
Carrie Bond, Corps of Engineers
Anita Huffman, DSL
Lindsey Obermiller, Clean Water Services

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM Exhibit F.2

Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make the checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at: <https://apps.oregon.gov/DSL/EPS/program?key=4>.

Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to, **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279**. A single PDF of the completed cover form and report may be e-mailed to **Wetland_Delineation@dsl.state.or.us**. For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

Contact and Authorization Information

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Trammel Crow Company Attn: Kirk Olsen 1300 SW Fifth Avenue, Suite 3050 Portland, OR 97201	Business phone # 503-946-4981 Mobile phone # (optional) E-mail: KOlsen@trammellcrow.com
<input type="checkbox"/> Authorized Legal Agent, Name and Address:	Business phone # Mobile phone # E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact. Typed/Printed Name: <u>Kirk L. Olsen</u> Signature: <u>Kirk L. Olsen</u> Date: <u>1/7/20</u> Special instructions regarding site access:	

Project and Site Information

Project Name: T-S Corporate Park	Latitude: 45.3682° N	Longitude: -122.8103° W
	decimal degree - centroid of site or start & end points of linear project	
	Tax Map # 2S128D	
	Tax Lot(s) 1100 (portion)	
Proposed Use: Light Industrial	Tax Map # Tax Lot(s)	
Project Street Address (or other descriptive location): 12900 SW Tualatin-Sherwood Road, North portion of tax lot	Township 2S	Range 1W
	Section 28	QQ SE 1/4
City: Sherwood County: Washington	Waterway: NA	River Mile: n/a
	NWI Quad(s): Sherwood	

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Pacific Habitat Services Attn: Shawn Eisner 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070	Phone # 503-570-0800 Mobile phone # E-mail: se@pacifichabitat.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: <i>Shawn Eisner</i>	Date: 1/3/20

Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent

Wetland/Waters Present? Yes No Study Area size: **44 acre** Wetland Acreage: **2.94 ac** Waters Acreage: **0 ac**

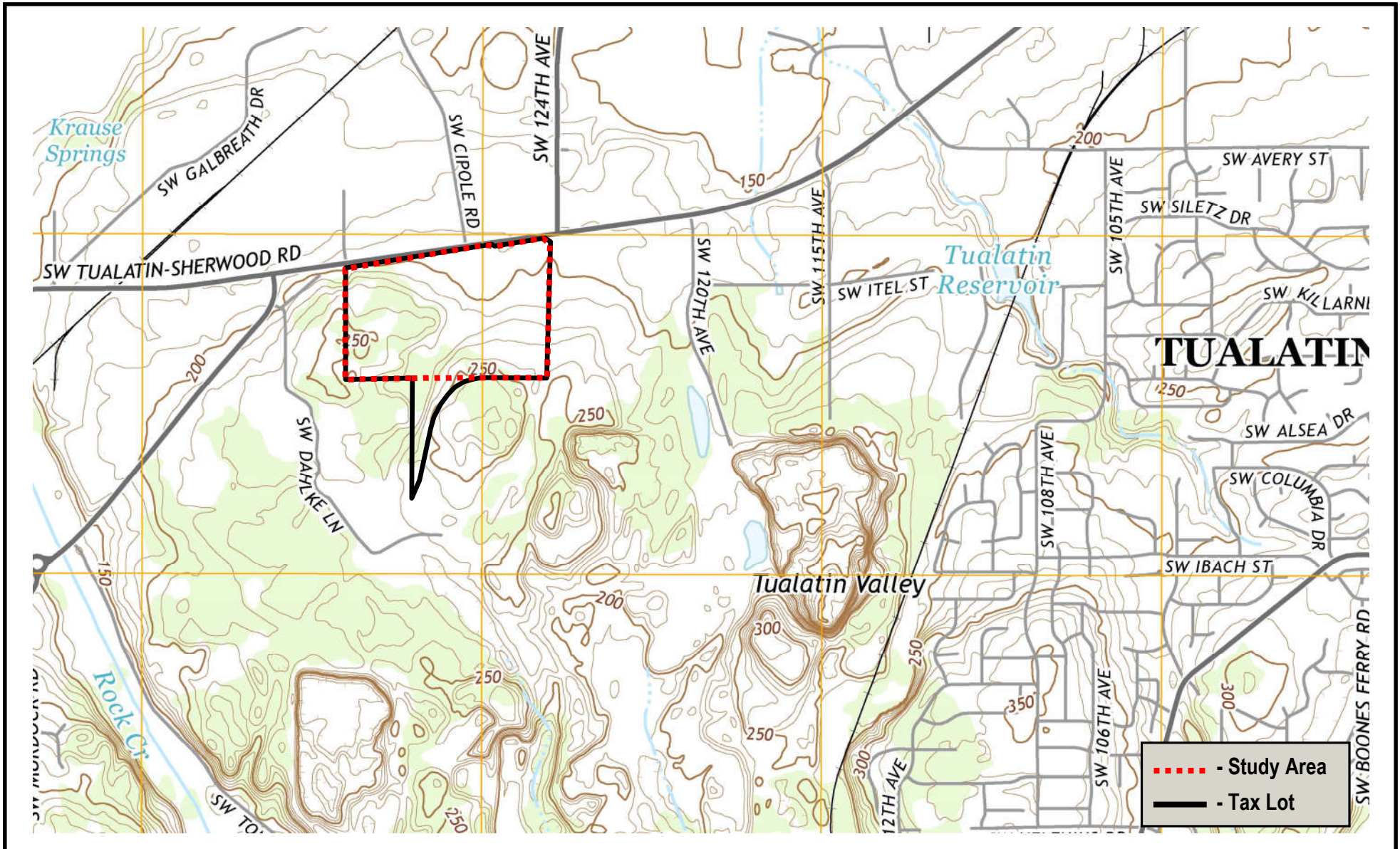
Check Applicable Boxes Below

<input type="checkbox"/> R-F permit application submitted	<input type="checkbox"/> Fee payment submitted \$466
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Fee (\$100) for resubmittal of rejected report
<input type="checkbox"/> Industrial Land Certification Program Site	<input type="checkbox"/> Request for Reissuance. See eligibility criteria (no fee)
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	DSL # _____ Expiration Date _____
<input checked="" type="checkbox"/> Previous delineation/application on parcel?	<input type="checkbox"/> LWI shows wetlands or waters on parcel?
If Known, previous DSL # 2014-0448, 2017-0006 & 0008	Wetland ID Code

For Office Use Only

DSL Reviewer: <u>C.S.</u>	Fee Paid Date: ___ / ___ / ___	DSL WD # <u>2020-0015</u>
Date Delineation Received: <u>1 / 9 / 20</u>	Scanned: <input checked="" type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL App. # _____

Proj #79274



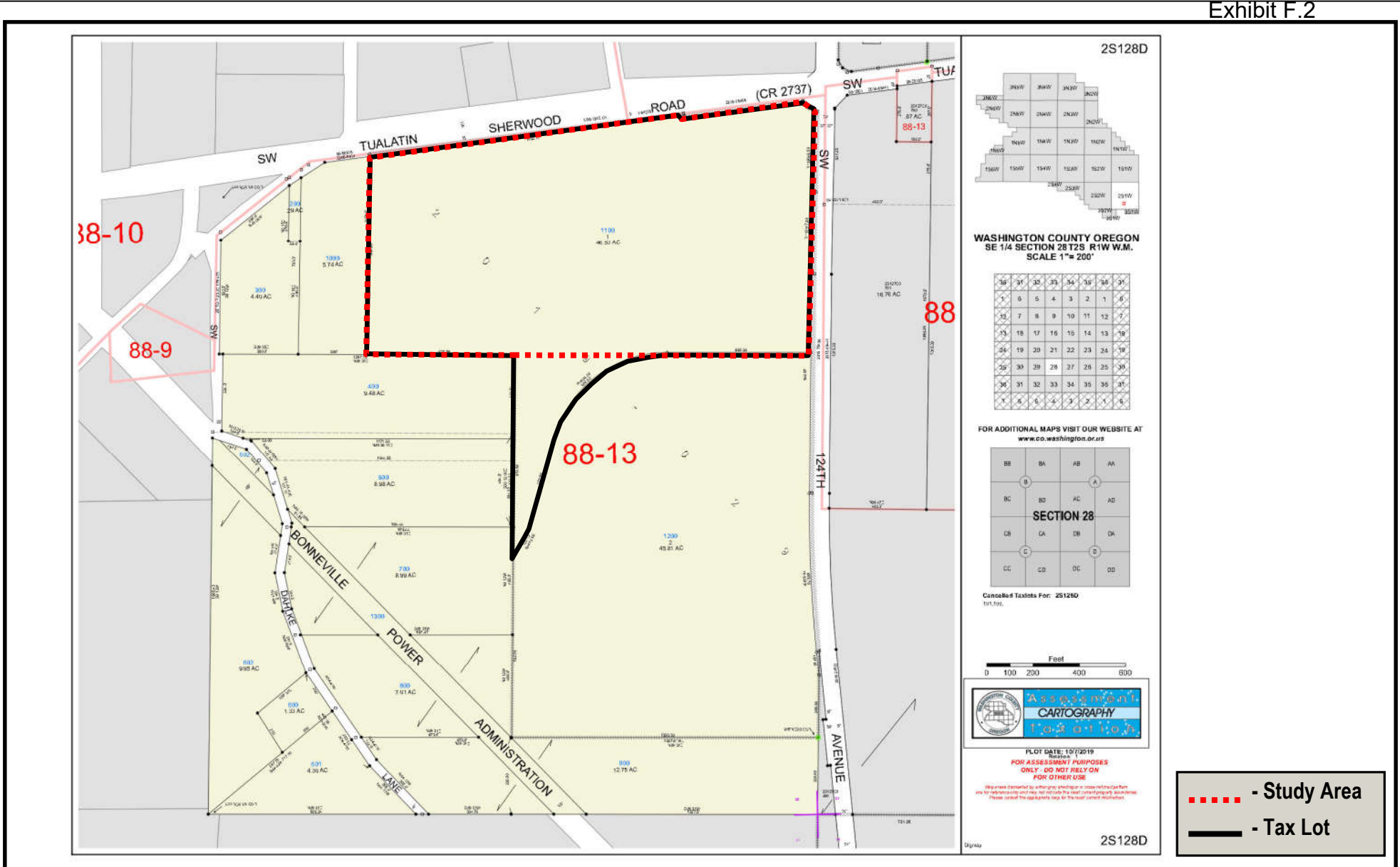
#6163
12/19/2019



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

General Location and Topography
T-S Corporate Park—Sherwood, Oregon
United States Geological Survey (USGS), Sherwood, Oregon, 7.5 Quadrangle, 2014
(viewer/nationalmap.gov/basic)

FIGURE
1



2S128D

WASHINGTON COUNTY OREGON
SE 1/4 SECTION 28 T2S R1W W.M.
SCALE 1"= 200'

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

Cancelled Taxlots For: 2S128D
191,195.

Feet
0 100 200 400 600

ASSOCIATION
CARTOGRAPHY
LAND & WATER

PLOT DATE: 10/7/2019
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Please be careful of planning and zoning codes when you use this for other purposes and may not reflect the most current zoning documents. Please contact the appropriate local government for more information.

2S128D

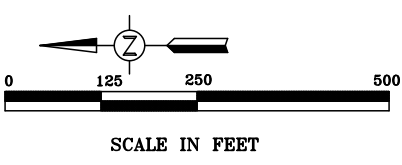
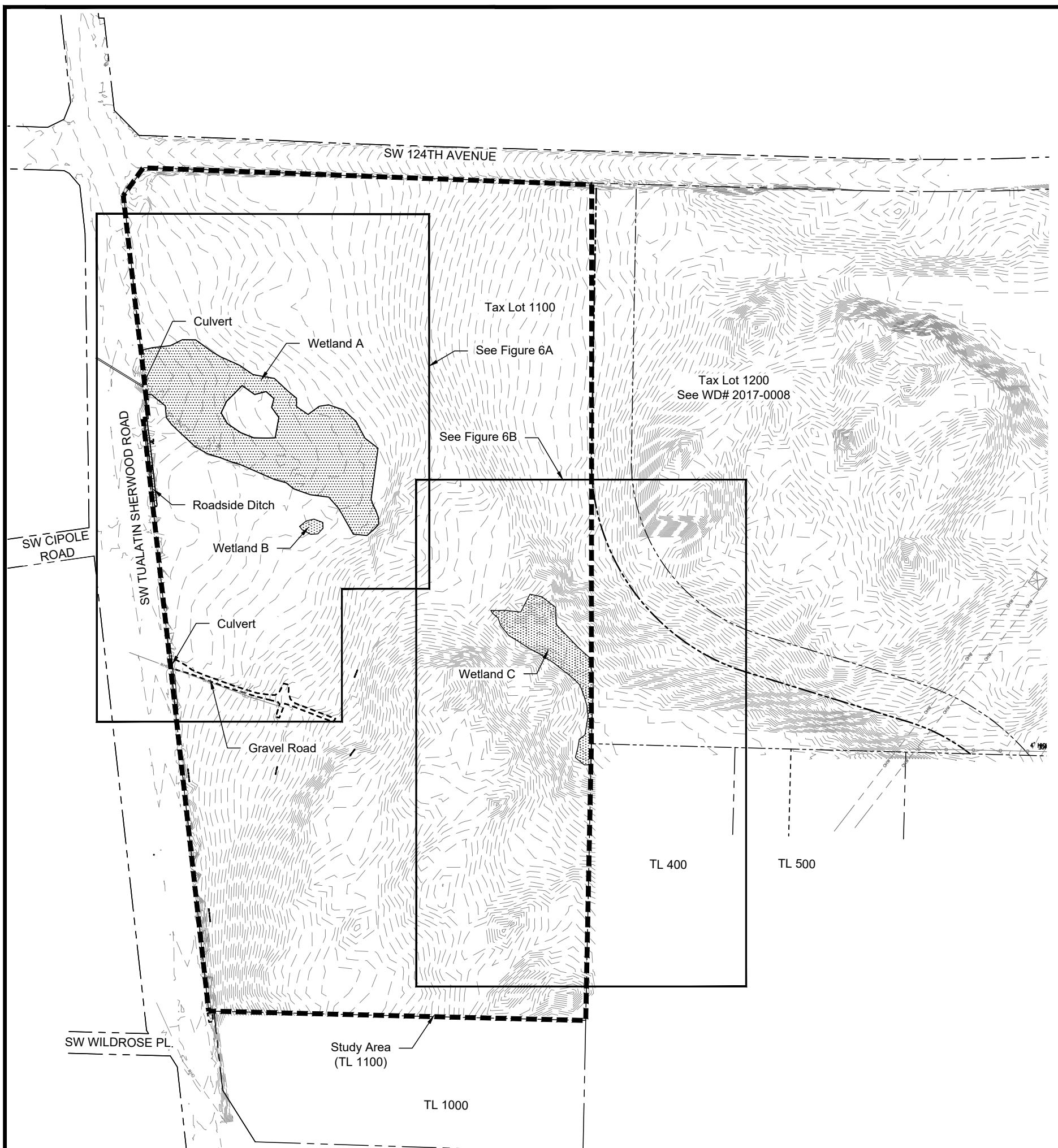
- - - - - - Study Area
- - Tax Lot

#6163
12/19/2019

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

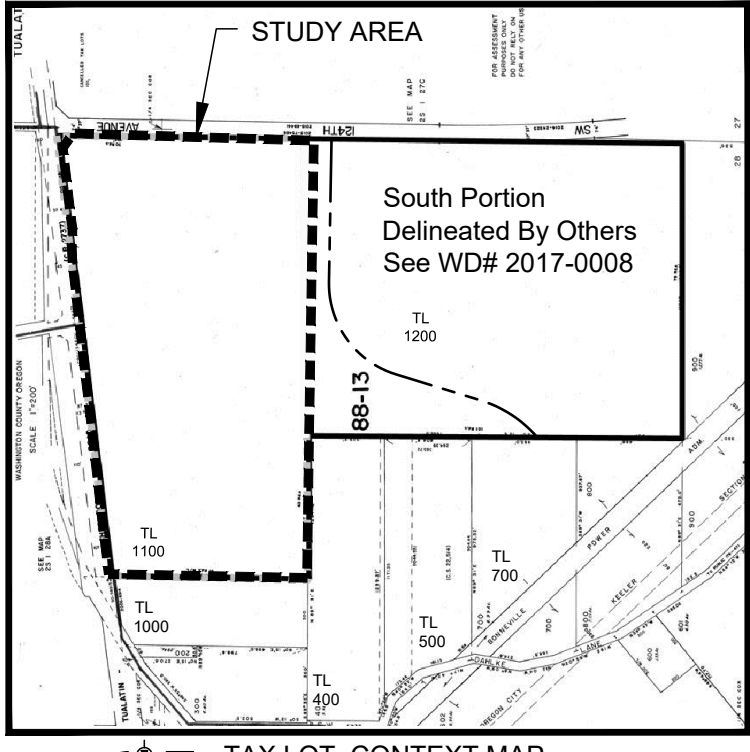
Tax Lot Map
T-S Corporate Park—Sherwood, Oregon
The Oregon Map (ormap.net)

FIGURE
2



- LEGEND**
- ■ ■ ■ Study Area Boundary
 - ▨ Wetland (Includes Roadside Ditch) (Site Total 128,047 sf / 2.94 ac)
 - - - - Tax Lot Line
 - - - - Contours

Survey provided by Northwest Survey.
 Survey accuracy is sub-centimeter.
 Sample point accuracy is ± 3 feet.

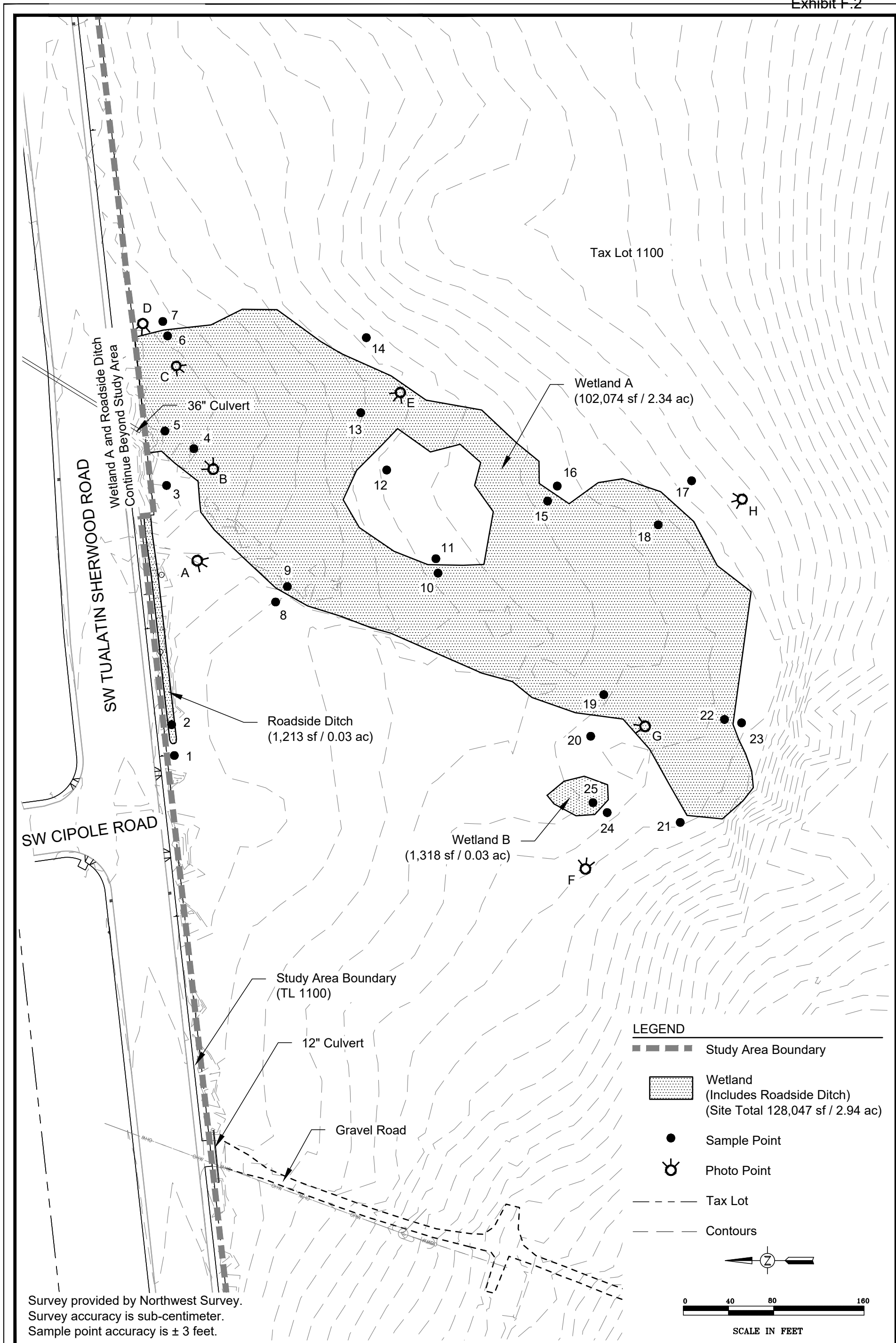


DSL WD # 2020-0015
 Approval Issued 3/11/2020
 Approval Expires 3/11/2025

Wetland Delineation Overview and Sheet Index
 Orr Property - Washington County, Oregon

FIGURE 6

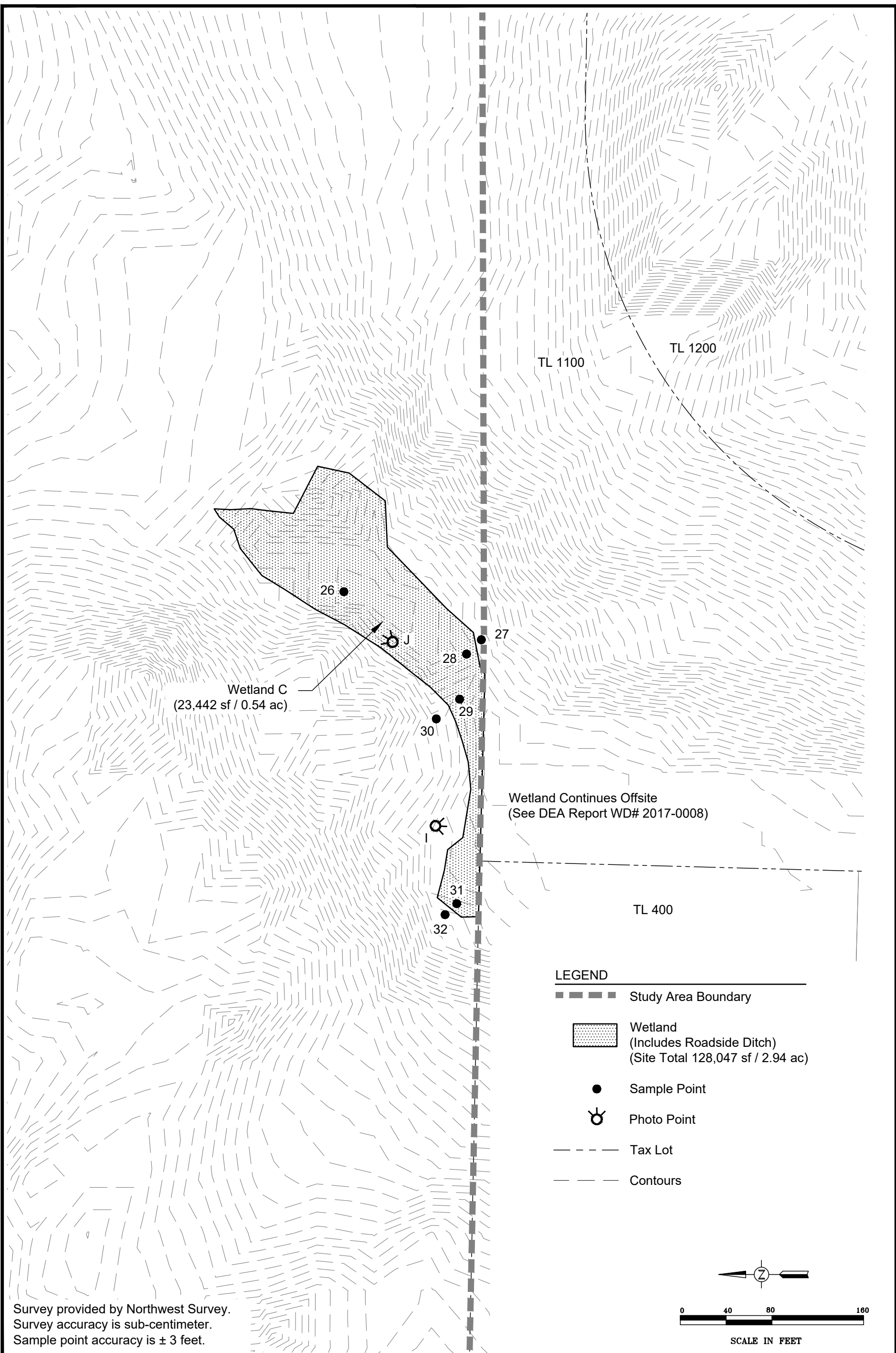
3-6-2020



DSL WD # 2020-0015
Approval Issued 3/11/2020
Approval Expires 3/11/2025

Wetland Delineation
T-S Corporate Park - Sherwood Oregon

FIGURE
6A



Survey provided by Northwest Survey.
Survey accuracy is sub-centimeter.
Sample point accuracy is ± 3 feet.



DSL WD # 2020-0015
Approval Issued 3/11/2020
Approval Expires 3/11/2025

Wetland Delineation
T-S Corporate Park - Sherwood, Oregon

FIGURE
6B

1-3-2020



May 15, 2020

Joy Chang
Senior Planner
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

Re: 12822 SW Tualatin Sherwood Rd Sherwood, OR 97140

We have reviewed the site plan for the above-mentioned project. The site plan shows 5 enclosures; 1 enclosure by building A, 1 enclosure by building B, 1 enclosure by building C, 1 enclosure by building D and 1 enclosure by building E each measuring 10' deep and 20' wide, which allows for straight on access.

The other details on the site plan are not shown. These requirements will need to be met to ensure our access:

- No center post at the gate access point.
- There must be 25' of overhead clearance.

If you have any questions, feel free to contact me.

Sincerely,

Kristen Tabscott
Pride Disposal Co.
(503) 625-6177



Portland, OR
603.241.8800
Portland, WA
503.241.8800
Seattle, WA
206.449.9991
www.mackenzie.com

MACKENZIE

TRAMMELL CROW COMPANY

1500 SW 5TH AVE
STE 2000
PORTLAND OR 97201

T-S CORPORATE PARK



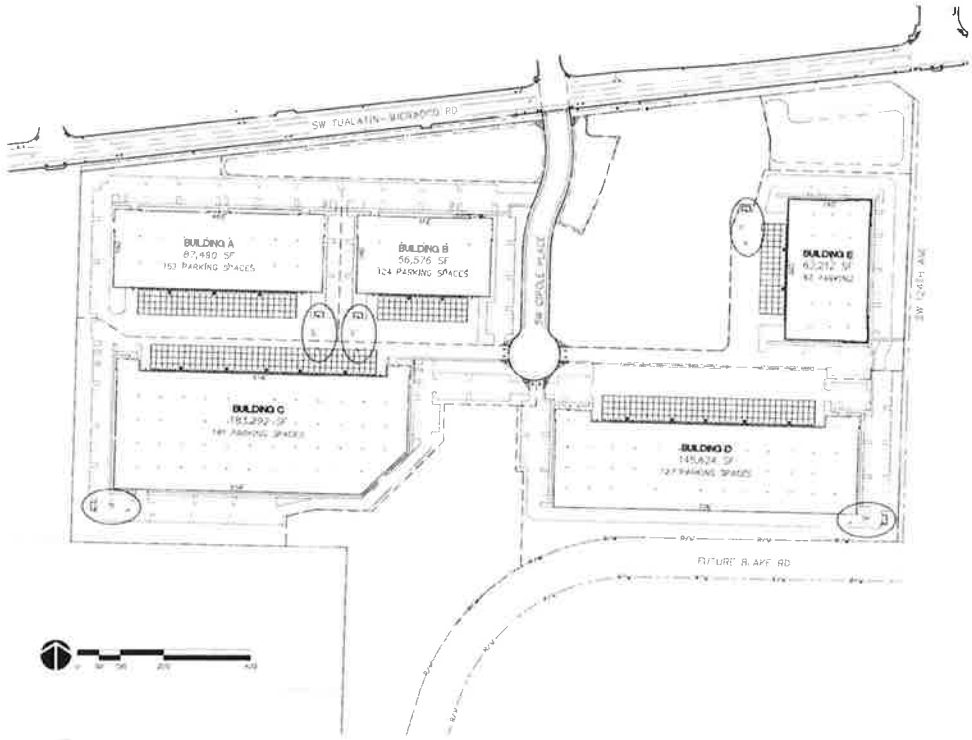
NO.	DATE	DESCRIPTION
1	1/17/20	ISSUED FOR PERMITS
2	1/17/20	ISSUED FOR PERMITS
3	1/17/20	ISSUED FOR PERMITS
4	1/17/20	ISSUED FOR PERMITS
5	1/17/20	ISSUED FOR PERMITS
6	1/17/20	ISSUED FOR PERMITS
7	1/17/20	ISSUED FOR PERMITS
8	1/17/20	ISSUED FOR PERMITS
9	1/17/20	ISSUED FOR PERMITS
10	1/17/20	ISSUED FOR PERMITS

TRASH ENCLOSURE EXHIBIT

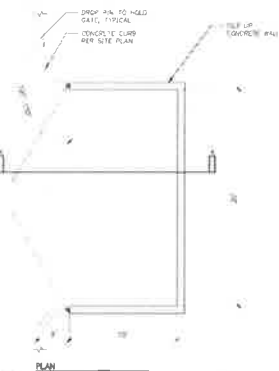
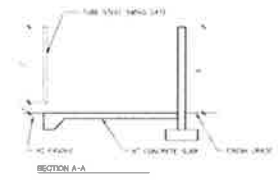
DESIGNED BY: C.E.
CHECKED BY: S.M.
DATE: 1/17/20

A0.20

2180459.00



TRASH ENCLOSURE EXHIBIT



TYPICAL TRASH ENCLOSURE

Joy Chang

From: Travis Smallwood <Travis.Smallwood@pgn.com>
Sent: Monday, April 6, 2020 4:21 PM
To: Joy Chang; Hap English; Jose Marquez
Subject: RE: Request for Comments for T-S Corporate Park LU 2020-001

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Joy,

PGE is aware of the planned Trammell Crow project and have already provided them with a very rough preliminary design for them to work with. The work order was cancelled in early March until they are further along in their process and then a new design WO will be created at that time.

Thanks,

Travis Smallwood • Service and Design Project Manager • 503-672-5428

From: Joy Chang <ChangJ@SherwoodOregon.gov>
Sent: Monday, April 6, 2020 4:07 PM
To: d5b@nwnatural.com; r2g@nwnatural.com; Hap English <Henry.English@pgn.com>; Travis Smallwood <Travis.Smallwood@pgn.com>; Jose Marquez <Jose.Marquez@pgn.com>; Kevin_Rolph@kindermorgan.com; kTabscott@pridedisposal.com; raindrops2refuge@gmail.com; Larry_Klimek@fws.gov; mwerner@gwrr.com; jlclark@bpa.gov; jerose@sherwood.k12.or.us; pjohanson@sherwood.k12.or.us; tumpj@trimet.org; baldwinb@trimet.org; DevelopmentReview@trimet.org; michaela.skiles@oregonmetro.gov; landusenotifications@oregonmetro.gov; kurt.A.MOHS@odot.state.or.us; Jill.M.HENDRICKSON@odot.state.or.us; ODOT_R1_DevRev@odot.state.or.us; Naomi_Vogel@co.washington.or.us; stephen_roberts@co.washington.or.us; Theresa_Cherniak@co.washington.or.us; Tom Mooney <thomas.mooney@tvfr.com>; Bob Galati <GalatiB@SherwoodOregon.gov>; Brad Crawford <CrawfordB@SherwoodOregon.gov>; Richard Sattler <SattlerR@SherwoodOregon.gov>; Jason Waters <WatersJ@SherwoodOregon.gov>; Craig Christensen <ChristensenC@SherwoodOregon.gov>; Craig Sheldon <SheldonC@SherwoodOregon.gov>; Jo Guediri <GuediriJ@sherwoodoregon.gov>; Andrew Stirling <StirlingA@SherwoodOregon.gov>; Colleen Resch <ReschC@SherwoodOregon.gov>; Scott McKie <McKieS@SherwoodOregon.gov>; Jeff Groth <GrothJ@SherwoodOregon.gov>; Jon Carlson <CarlsonJ@SherwoodOregon.gov>; hoon.choe@USPS.gov; jevra.brown@state.or.us; Eric Rutledge <RutledgeE@SherwoodOregon.gov>
Cc: Erika Palmer <PalmerE@SherwoodOregon.gov>; Bruce Coleman <ColemanB@SherwoodOregon.gov>; Julia Hajduk <HajdukJ@SherwoodOregon.gov>; Olsen, Kirk @ Portland <KOlsen@trammellcrow.com>; Brian Varricchione <BVarricchione@mcknze.com>
Subject: Request for Comments for T-S Corporate Park LU 2020-001

*****Please take care when opening links, attachments or responding to this email as it originated outside of PGE.*****

Hello agency partners,

The City of Sherwood Planning Department is requesting agency comments on the following **Site Plan, Conditional Use, Variance** and **Subdivision** proposal in the City of Sherwood.

Proposal: The applicant proposes to construct five industrial buildings, approximately 535,000 square feet, for future warehousing and industrial uses. The property will be subdivided into five lots and five tracts and includes the construction of SW Cipole Place. The site is zoned Employment Industrial (EI) and the EI has restrictions which limit the size of standalone warehousing and distribution uses to 150,000 square feet unless a Conditional Use Permit is obtained, this application requests a Conditional Use Permit to authorize Building C to have an area of 183,292 square feet. The project also requests a variance to the Sherwood Zoning and Community Development Code Section 16.106.040.E.1 to allow a cul-de-sac over 200 feet long.

The following chapters of the Sherwood Zoning and Community Development Code are applicable to this proposal: Sherwood Zoning and Community Development Code (SZCDC) Chapter 16.31 - Industrial Land Use Districts; Chapter 16.58 - Clear Vision and Fence Standard; Chapter 16.72 - Procedures for Processing Development Permits; Chapter 16.82 – Conditional Uses; Chapter 16.84 – Variances; Chapter 16.90 - Site Planning; Chapter 16.92 - Landscaping; Chapter 16.94 - Off-Street Parking and Loading; Chapter 16.96 - On-Site Circulation; Chapter 16.98 - On-Site Storage; Chapter 16.106 - Transportation Facilities; Chapter 16.108 - Improvement Plan Review; Chapter 16.110 - Sanitary Sewers; Chapter 16.112 - Water Supply; Chapter 16.114 - Storm Water; Chapter 16.116 - Fire Protection; Chapter 16.118 – Public and Private Utilities; Chapter 16.120 – Subdivisions; Chapter 16.128 – Land Division Design Standards; Chapter 16.142 - Parks, Trees and Open Spaces; Chapter 16.144 - Wetland, Habitat and Natural Areas; Chapter 16.146 - Noise; Chapter 16.148 - Vibrations; Chapter 16.150 - Air Quality; Chapter 16.152 - Odors; Chapter 16.154 - Heat and Glare; and Chapter 16.156 - Energy Conservation

Tax Map / Lot: 2S128D001100

Location: Southwest corner of Tualatin-Sherwood Road and 124th Avenue

Address: 12822 SW Tualatin Sherwood Road, Sherwood, OR 97140

Detailed project information can be found online at:

<https://www.sherwoodoregon.gov/planning/project/t-s-corporate-park> [[sherwoodoregon.gov](https://www.sherwoodoregon.gov)]

If you have comments on this proposal, please respond by **April 24, 2020** in order to be included in the staff report.

If needed, please forward this notice to the appropriate staff and let us know so we may update our notification list. Thank you in advance for your time.

Joy L Chang
Senior Planner
City of Sherwood
22560 SW Pine St. Sherwood, OR 97140
O:503.625.4214 F:503-625-0629
www.sherwoodoregon.gov [[sherwoodoregon.gov](https://www.sherwoodoregon.gov)]
changj@sherwoodoregon.gov

DURING THIS TIME OF HEALTH EMERGENCY WE ARE ENCOURAGING THE USE OF EMAIL AND MAKING APPOINTMENTS WITH STAFF. THANK YOU FOR UNDERSTANDING

This email may contain confidential information or privileged material and is intended for use solely by the above referenced recipient. Any review, copying, printing, disclosure, distribution, or other use by any other person or entity is strictly prohibited and may be illegal. If you are not the named recipient, or believe you have received this email in error, please immediately notify the City of Sherwood at (503) 625-5522 and delete the copy you received.

From: [Joy Chang](#)
To: [Clark,James L \(BPA\) - TERR-CHEMAWA](#)
Cc: [Bruce Coleman](#)
Subject: RE: Request for Comments for T-S Corporate Park LU 2020-001
Date: Tuesday, April 7, 2020 8:14:00 AM

Good morning James,

Thank you for the review. As Bruce indicated the site is in the southwest corner of 124th and Tualatin Sherwood Road. The tax lot and address you listed are correct, but reflect the information prior to partitioning the parcel.

I'll include your comment/review as part of the record.

Thanks and let me know if you have any further questions.

Joy L Chang
Senior Planner
City of Sherwood
22560 SW Pine St. Sherwood, OR 97140
O:503.625.4214 F:503-625-0629
www.sherwoodoregon.gov
changj@sherwoodoregon.gov

DURING THIS TIME OF HEALTH EMERGENCY WE ARE ENCOURAGING THE USE OF EMAIL AND MAKING APPOINTMENTS WITH STAFF. THANK YOU FOR UNDERSTANDING

From: Bruce Coleman
Sent: Tuesday, April 7, 2020 7:37 AM
To: Clark,James L (BPA) - TERR-CHEMAWA <jlclark@bpa.gov>; Joy Chang <ChangJ@SherwoodOregon.gov>
Subject: RE: Request for Comments for T-S Corporate Park LU 2020-001

Hi James – the property is the Southwest Corner of SW 214th Avenue and SW Tualatin Sherwood Road.

Thanks for writing back so quickly. Bruce

From: Clark,James L (BPA) - TERR-CHEMAWA <jlclark@bpa.gov>
Sent: Tuesday, April 7, 2020 7:30 AM
To: Bruce Coleman <ColemanB@SherwoodOregon.gov>
Subject: RE: Request for Comments for T-S Corporate Park LU 2020-001

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Hello,

The SW corner of Tualatin-Sherwood Road and SW 124th indicates Parcel No. 2S128D000100 with a physical address of 12900 SW Tualatin-Sherwood Road.

Is this the location of the proposed T-S Corporate Park?

- If yes, then BPA has reviewed this request with no additional comments to add.
- If no, then BPA operates three transmission lines to the west of this parcel. All uses impacting BPA corridors must be reviewed and approved by BPA before their use.

Call me with questions.

Thank you,

Jim Clark

Realty Specialist | TERR Chemawa

BONNEVILLE POWER ADMINISTRATION

jlclark@bpa.gov | P 503-304-5906 | C 503-758-3883



From: Bruce Coleman <ColemanB@SherwoodOregon.gov>

Sent: Monday, April 6, 2020 4:58 PM

To: Joy Chang <ChangJ@SherwoodOregon.gov>; d5b@nwnatural.com; r2g@nwnatural.com; henry.english@pgn.com; Travis.Smallwood@pgn.com; Jose.Marquez@pgn.com; Kevin_Rolph@kindermorgan.com; kTabscott@pridedisposal.com; raindrops2refuge@gmail.com; Larry_Klimek@fws.gov; mwerner@gwrr.com; Clark,James L (BPA) - TERR-CHEMAWA <jlclark@bpa.gov>; jerose@sherwood.k12.or.us; pjohanson@sherwood.k12.or.us; tumpj@trimet.org; baldwinb@trimet.org; DevelopmentReview@trimet.org; michaela.skiles@oregonmetro.gov; landusenotifications@oregonmetro.gov; kurt.A.MOHS@odot.state.or.us; Jill.M.HENDRICKSON@odot.state.or.us; ODOT_R1_DevRev@odot.state.or.us; Naomi_Vogel@co.washington.or.us; stephen_roberts@co.washington.or.us; Theresa_Cherniak@co.washington.or.us; Tom Mooney <thomas.mooney@tvfr.com>; Bob Galati <GalatiB@SherwoodOregon.gov>; Brad Crawford <CrawfordB@SherwoodOregon.gov>; Richard Sattler <SattlerR@SherwoodOregon.gov>; Jason Waters <WatersJ@SherwoodOregon.gov>; Craig Christensen <ChristensenC@SherwoodOregon.gov>; Craig Sheldon <SheldonC@SherwoodOregon.gov>; Jo Guediri <GuediriJ@sherwoodoregon.gov>; Andrew Stirling <StirlingA@SherwoodOregon.gov>; Colleen Resch <ReschC@SherwoodOregon.gov>; Scott McKie <McKieS@SherwoodOregon.gov>; Jeff Groth <GrothJ@SherwoodOregon.gov>; Jon Carlson <CarlsonJ@SherwoodOregon.gov>; hoon.choe@USPS.gov; jevra.brown@state.or.us; Eric Rutledge <RutledgeE@SherwoodOregon.gov>

Cc: Erika Palmer <PalmerE@SherwoodOregon.gov>; Julia Hajduk <HajdukJ@SherwoodOregon.gov>; Olsen, Kirk @ Portland <KOlsen@trammellcrow.com>; Brian Varricchione

<BVarricchione@mcknze.com>

Subject: [EXTERNAL] RE: Request for Comments for T-S Corporate Park LU 2020-001

Joy and All,
Thank you .

Bruce Coleman
Economic Development Manager
City of Sherwood
503.625.4206

From: Joy Chang <ChangJ@SherwoodOregon.gov>

Sent: Monday, April 6, 2020 4:07 PM

To: d5b@nwnatural.com; r2g@nwnatural.com; henry.english@pgn.com;
Travis.Smallwood@pgn.com; Jose.Marquez@pgn.com; Kevin_Rolph@kindermorgan.com;
kTabscott@pridedisposal.com; raindrops2refuge@gmail.com; Larry_Klimek@fws.gov;
mwerner@gwrr.com; jlclark@bpa.gov; jerose@sherwood.k12.or.us;
pjohanson@sherwood.k12.or.us; tumpj@trimet.org; baldwinb@trimet.org;
DevelopmentReview@trimet.org; michaela.skiles@oregonmetro.gov;
landusenotifications@oregonmetro.gov; kurt.A.MOHS@odot.state.or.us;
Jill.M.HENDRICKSON@odot.state.or.us; ODOT_R1_DevRev@odot.state.or.us;
Naomi_Vogel@co.washington.or.us; stephen_roberts@co.washington.or.us;
Theresa_Cherniak@co.washington.or.us; Tom Mooney <thomas.mooney@tvfr.com>; Bob Galati
<GalatiB@SherwoodOregon.gov>; Brad Crawford <CrawfordB@SherwoodOregon.gov>; Richard
Sattler <SattlerR@SherwoodOregon.gov>; Jason Waters <WatersJ@SherwoodOregon.gov>; Craig
Christensen <ChristensenC@SherwoodOregon.gov>; Craig Sheldon
<SheldonC@SherwoodOregon.gov>; Jo Guediri <GuediriJ@sherwoodoregon.gov>; Andrew Stirling
<StirlingA@SherwoodOregon.gov>; Colleen Resch <ReschC@SherwoodOregon.gov>; Scott McKie
<McKieS@SherwoodOregon.gov>; Jeff Groth <GrothJ@SherwoodOregon.gov>; Jon Carlson
<CarlsonJ@SherwoodOregon.gov>; hoon.choe@USPS.gov; jevra.brown@state.or.us; Eric Rutledge
<RutledgeE@SherwoodOregon.gov>

Cc: Erika Palmer <PalmerE@SherwoodOregon.gov>; Bruce Coleman
<ColemanB@SherwoodOregon.gov>; Julia Hajduk <HajdukJ@SherwoodOregon.gov>; Olsen, Kirk @
Portland <KOlsen@trammellcrow.com>; Brian Varricchione <BVarricchione@mcknze.com>

Subject: Request for Comments for T-S Corporate Park LU 2020-001

Hello agency partners,

The City of Sherwood Planning Department is requesting agency comments on the following **Site Plan, Conditional Use, Variance** and **Subdivision** proposal in the City of Sherwood.

Proposal: The applicant proposes to construct five industrial buildings, approximately 535,000 square feet, for future warehousing and industrial uses. The property will be subdivided into five lots and five tracts and includes the

construction of SW Cipole Place. The site is zoned Employment Industrial (EI) and the EI has restrictions which limit the size of standalone warehousing and distribution uses to 150,000 square feet unless a Conditional Use Permit is obtained, this application requests a Conditional Use Permit to authorize Building C to have an area of 183,292 square feet. The project also requests a variance to the Sherwood Zoning and Community Development Code Section 16.106.040.E.1 to allow a cul-de-sac over 200 feet long.

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Tax Map / Lot: 2S128D001100

Location: Southwest corner of Tualatin-Sherwood Road and 124th Avenue

Address: 12822 SW Tualatin Sherwood Road, Sherwood, OR 97140

Detailed project information can be found online at:

<https://www.sherwoodoregon.gov/planning/project/t-s-corporate-park>

If you have comments on this proposal, please respond by **April 24, 2020** in order to be included in the staff report.

If needed, please forward this notice to the appropriate staff and let us know so we may update our notification list. Thank you in advance for your time.

Joy L Chang

Senior Planner

City of Sherwood

22560 SW Pine St. Sherwood, OR 97140

O:503.625.4214 F:503-625-0629

8www.sherwoodoregon.gov

*changj@sherwoodoregon.gov

DURING THIS TIME OF HEALTH EMERGENCY WE ARE ENCOURAGING THE USE OF EMAIL AND MAKING APPOINTMENTS WITH STAFF. THANK YOU FOR UNDERSTANDING

From: [ODOT_R1_DevRev](#)
To: [Joy Chang](#)
Subject: RE: Request for Comments for T-S Corporate Park LU 2020-001
Date: Wednesday, April 8, 2020 1:11:05 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Hello Joy,

ODOT has reviewed the proposal and does not have any comments at this time.

Thank you,

Kate (Wihtol) Hawkins

Associate Planner, Development Review

ODOT Region 1

kate.w.hawkins@odot.state.or.us

(503) 731 – 3049

she • her • hers

From: Bruce Coleman <ColemanB@SherwoodOregon.gov>
Sent: Monday, April 6, 2020 4:58 PM
To: Joy Chang <ChangJ@SherwoodOregon.gov>; d5b@nwnatural.com; r2g@nwnatural.com; henry.english@pgn.com; Travis.Smallwood@pgn.com; Jose.Marquez@pgn.com; Kevin_Rolph@kindermorgan.com; kTabscott@pridedisposal.com; raindrops2refuge@gmail.com; Larry_Klimek@fws.gov; mwerner@gwrr.com; jlclark@bpa.gov; jerose@sherwood.k12.or.us; pjohanson@sherwood.k12.or.us; tumpj@trimet.org; baldwinb@trimet.org; DevelopmentReview@trimet.org; michaela.skiles@oregonmetro.gov; landusenotifications@oregonmetro.gov; MOHS Kurt A <Kurt.A.MOHS@odot.state.or.us>; HENDRICKSON Jill M <Jill.M.HENDRICKSON@odot.state.or.us>; ODOT_R1_DevRev <ODOT_R1_DevRev@odot.state.or.us>; Naomi_Vogel@co.washington.or.us; stephen_roberts@co.washington.or.us; Theresa_Cherniak@co.washington.or.us; Tom Mooney <thomas.mooney@tvfr.com>; Bob Galati <GalatiB@SherwoodOregon.gov>; Brad Crawford <CrawfordB@SherwoodOregon.gov>; Richard Sattler <SattlerR@SherwoodOregon.gov>; Jason Waters <WatersJ@SherwoodOregon.gov>; Craig Christensen <ChristensenC@SherwoodOregon.gov>; Craig Sheldon <SheldonC@SherwoodOregon.gov>; Jo Guediri <GuediriJ@sherwoodoregon.gov>; Andrew Stirling <StirlingA@SherwoodOregon.gov>; Colleen Resch <ReschC@SherwoodOregon.gov>; Scott McKie <McKieS@SherwoodOregon.gov>; Jeff Groth <GrothJ@SherwoodOregon.gov>; Jon Carlson <CarlsonJ@SherwoodOregon.gov>; hoon.choe@USPS.gov; BROWN Jevra <jevra.brown@state.or.us>; Eric Rutledge <RutledgeE@SherwoodOregon.gov>
Cc: Erika Palmer <PalmerE@SherwoodOregon.gov>; Julia Hajduk <HajdukJ@SherwoodOregon.gov>; Olsen, Kirk @ Portland <KOlsen@trammellcrow.com>; Brian Varricchione <BVarricchione@mcknze.com>
Subject: RE: Request for Comments for T-S Corporate Park LU 2020-001

Joy and All,
Thank you .

Bruce Coleman
Economic Development Manager
City of Sherwood
503.625.4206

From: Joy Chang <ChangJ@SherwoodOregon.gov>
Sent: Monday, April 6, 2020 4:07 PM
To: d5b@nwnatural.com; r2g@nwnatural.com; henry.english@pgn.com;
Travis.Smallwood@pgn.com; Jose.Marquez@pgn.com; Kevin_Rolph@kindermorgan.com;
kTabscott@pridedisposal.com; raindrops2refuge@gmail.com; Larry_Klimek@fws.gov;
mwerner@gwrr.com; jlclark@bpa.gov; jerose@sherwood.k12.or.us;
pjohanson@sherwood.k12.or.us; tumpj@trimet.org; baldwinb@trimet.org;
DevelopmentReview@trimet.org; michaela.skiles@oregonmetro.gov;
landusenotifications@oregonmetro.gov; kurt.A.MOHS@odot.state.or.us;
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<RutledgeE@SherwoodOregon.gov>
Cc: Erika Palmer <PalmerE@SherwoodOregon.gov>; Bruce Coleman
<ColemanB@SherwoodOregon.gov>; Julia Hajduk <HajdukJ@SherwoodOregon.gov>; Olsen, Kirk @
Portland <KOlsen@trammellcrow.com>; Brian Varricchione <BVarricchione@mcknze.com>
Subject: Request for Comments for T-S Corporate Park LU 2020-001

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Tax Map / Lot: 2S128D001100

Location: Southwest corner of Tualatin-Sherwood Road and 124th Avenue

Address: 12822 SW Tualatin Sherwood Road, Sherwood, OR 97140

Detailed project information can be found online at:

<https://www.sherwoodoregon.gov/planning/project/t-s-corporate-park>

If you have comments on this proposal, please respond by **April 24, 2020** in order to be included in the staff report.

If needed, please forward this notice to the appropriate staff and let us know so we may update our notification list. Thank you in advance for your time.

Joy L Chang
Senior Planner
City of Sherwood
22560 SW Pine St. Sherwood, OR 97140
O:503.625.4214 F:503-625-0629
www.sherwoodoregon.gov
✉ changj@sherwoodoregon.gov

DURING THIS TIME OF HEALTH EMERGENCY WE ARE ENCOURAGING THE USE OF EMAIL AND MAKING APPOINTMENTS WITH STAFF. THANK YOU FOR UNDERSTANDING

From: [HENDRICKSON Jill M](#)
To: [Joy Chang](#)
Subject: RE: Request for Comments for T-S Corporate Park LU 2020-001
Date: Thursday, April 9, 2020 1:55:18 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Hi Joy,

Actually, it would apply to any signs that are visible (from private property) to any portion of a state highway, or any other roadway that falls under the National Highway System.

Please let me know if you have any additional questions and have a great weekend. At least there will be some sun with our stay-at-home! ☺

Jill Hendrickson | Program Coordinator | Outdoor Advertising Sign Program | Right of Way Section

Oregon Dept of Transportation | 4040 Fairview Industrial Drive SE, MS-2 | Salem, OR 97302
Voice: 503.986.3635 | Alt: 503.986.3656 | Fax: 503.986.3625

From: Joy Chang <ChangJ@SherwoodOregon.gov>
Sent: Wednesday, April 8, 2020 4:21 PM
To: HENDRICKSON Jill M <Jill.M.HENDRICKSON@odot.state.or.us>
Subject: RE: Request for Comments for T-S Corporate Park LU 2020-001

Jill,

Can you clarify that these standards would only apply to ODOT right-of-way? Since the project only has frontage on County roadways.

Thanks for the clarification.

Joy L. Chang
Senior Planner

DURING THIS TIME OF HEALTH EMERGENCY WE ARE ENCOURAGING THE USE OF EMAIL AND MAKING APPOINTMENTS WITH STAFF. THANK YOU FOR UNDERSTANDING

From: HENDRICKSON Jill M <Jill.M.HENDRICKSON@odot.state.or.us>
Sent: Tuesday, April 7, 2020 7:37 AM
To: Joy Chang <ChangJ@SherwoodOregon.gov>
Subject: RE: Request for Comments for T-S Corporate Park LU 2020-001

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Good Morning Joy,

Hope all is well with you all in Sherwood.

It doesn't appear, from the materials provided, that there are any outdoor advertising signs proposed to be placed on this site (i.e. no signs that will be posted for compensation, or will contain compensated messages). If that is inaccurate, please let me know and I'll revise my comments. Otherwise, no permits will be required from the Outdoor Advertising Sign Program, but any signs will still need to meet the basic safety, and prohibited, requirements in statute and rule for signs that are on private property, and visible to a state highway. The requirements are in ORS 377.715 and 377.720 and I've attached both here for reference.

In addition, if any of the signs will have a digital or an LED display, they will need to meet the State's requirements for all **non-outdoor advertising signs** with digital/LED components that are visible to a state highway. For reference, I've attached Oregon Administrative Rule (OAR) 734-060-0190, which contains the requirements for these types of signs. Restrictions include that the sign elements not have lighting that flashes, fades, scrolls, or simulates movement. Sign messages must come all on, and then go all off, at one time; and, must hold for a minimum of 2 second. Any lighting from the sign may not be at levels that impede the sight of traveling motorists, and the light may not project directly onto any portion of the state highway or the right of way.

If there are any questions, or if I can provide any further information, please let me know.

Best,

Jill Hendrickson | Program Coordinator | Outdoor Advertising Sign Program | Right of Way Section

Oregon Dept of Transportation | 4040 Fairview Industrial Drive SE, MS-2 | Salem, OR 97302
Voice: 503.986.3635 | Alt: 503.986.3656 | Fax: 503.986.3625

From: Joy Chang <ChangJ@SherwoodOregon.gov>

Sent: Monday, April 6, 2020 4:07 PM

To: d5b@nwnatural.com; r2g@nwnatural.com; henry.english@pgn.com; Travis.Smallwood@pgn.com; Jose.Marquez@pgn.com; Kevin_Rolph@kindermorgan.com; kTabscott@pridedisposal.com; raindrops2refuge@gmail.com; Larry_Klimek@fws.gov; mwerner@gwrr.com; jlclark@bpa.gov; jerosesherwood@sherwood.k12.or.us; pjohanson@sherwood.k12.or.us; tumpj@trimet.org; baldwinb@trimet.org; DevelopmentReview@trimet.org; michaela.skiles@oregonmetro.gov; landusenotifications@oregonmetro.gov; MOHS Kurt A <Kurt.A.MOHS@odot.state.or.us>; HENDRICKSON Jill M <Jill.M.HENDRICKSON@odot.state.or.us>; ODOT_R1_DevRev <ODOT_R1_DevRev@odot.state.or.us>; Naomi_Vogel@co.washington.or.us; stephen_roberts@co.washington.or.us; Theresa_Cherniak@co.washington.or.us; Tom Mooney <thomas.mooney@tvfr.com>; Bob Galati <GalatiB@SherwoodOregon.gov>; Brad Crawford <CrawfordB@SherwoodOregon.gov>; Richard Sattler <SattlerR@SherwoodOregon.gov>; Jason

Waters <WatersJ@SherwoodOregon.gov>; Craig Christensen <ChristensenC@SherwoodOregon.gov>; Craig Sheldon <SheldonC@SherwoodOregon.gov>; Jo Guediri <GuediriJ@sherwoodoregon.gov>; Andrew Stirling <StirlingA@SherwoodOregon.gov>; Colleen Resch <ReschC@SherwoodOregon.gov>; Scott McKie <McKieS@SherwoodOregon.gov>; Jeff Groth <GrothJ@SherwoodOregon.gov>; Jon Carlson <CarlsonJ@SherwoodOregon.gov>; hoon.choe@USPS.gov; BROWN Jevra <jevra.brown@state.or.us>; Eric Rutledge <RutledgeE@SherwoodOregon.gov>

Cc: Erika Palmer <PalmerE@SherwoodOregon.gov>; Bruce Coleman <ColemanB@SherwoodOregon.gov>; Julia Hajduk <HajdukJ@SherwoodOregon.gov>; Olsen, Kirk @ Portland <KOlsen@trammellcrow.com>; Brian Varricchione <BVarricchione@mcknze.com>

Subject: Request for Comments for T-S Corporate Park LU 2020-001

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Tax Map / Lot: 2S128D001100

Location: Southwest corner of Tualatin-Sherwood Road and 124th Avenue
Address: 12822 SW Tualatin Sherwood Road, Sherwood, OR 97140

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If needed, please forward this notice to the appropriate staff and let us know so we may update our notification list. Thank you in advance for your time.

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www.sherwoodoregon.gov
changj@sherwoodoregon.gov

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From: [Jeff Groth](#)
To: [Joy Chang](#)
Cc: [Erika Palmer](#); [Bruce Coleman](#); [Julia Hajduk](#); [Olsen, Kirk @ Portland](#); [Brian Varricchione](#)
Subject: Re: Request for Comments for T-S Corporate Park LU 2020-001
Date: Monday, April 6, 2020 4:28:57 PM

No concerns from PD; get 'em built!
 Get [Outlook for iOS](#)

From: Joy Chang <ChangJ@SherwoodOregon.gov>
Sent: Monday, April 6, 2020 4:06:37 PM
To: d5b@nwnatural.com <d5b@nwnatural.com>; r2g@nwnatural.com <r2g@nwnatural.com>; henry.english@pgn.com <henry.english@pgn.com>; Travis.Smallwood@pgn.com <Travis.Smallwood@pgn.com>; Jose.Marquez@pgn.com <Jose.Marquez@pgn.com>; Kevin_Rolph@kindermorgan.com <Kevin_Rolph@kindermorgan.com>; kTabscott@pridedisposal.com <kTabscott@pridedisposal.com>; raindrops2refuge@gmail.com <raindrops2refuge@gmail.com>; Larry_Klimek@fws.gov <Larry_Klimek@fws.gov>; mwerner@gwrr.com <mwerner@gwrr.com>; jlclark@bpa.gov <jlclark@bpa.gov>; jerose@sherwood.k12.or.us <jerose@sherwood.k12.or.us>; pjohanson@sherwood.k12.or.us <pjohanson@sherwood.k12.or.us>; tumpj@trimet.org <tumpj@trimet.org>; baldwinb@trimet.org <baldwinb@trimet.org>; DevelopmentReview@trimet.org <DevelopmentReview@trimet.org>; michaela.skiles@oregonmetro.gov <michaela.skiles@oregonmetro.gov>; landusenotifications@oregonmetro.gov <landusenotifications@oregonmetro.gov>; kurt.A.MOHS@odot.state.or.us <kurt.A.MOHS@odot.state.or.us>; Jill.M.HENDRICKSON@odot.state.or.us <Jill.M.HENDRICKSON@odot.state.or.us>; ODOT_R1_DevRev@odot.state.or.us <ODOT_R1_DevRev@odot.state.or.us>; Naomi_Vogel@co.washington.or.us <Naomi_Vogel@co.washington.or.us>; stephen_roberts@co.washington.or.us <stephen_roberts@co.washington.or.us>; Theresa_Cherniak@co.washington.or.us <Theresa_Cherniak@co.washington.or.us>; Tom Mooney <thomas.mooney@tvfr.com>; Bob Galati <GalatiB@SherwoodOregon.gov>; Brad Crawford <CrawfordB@SherwoodOregon.gov>; Richard Sattler <SattlerR@SherwoodOregon.gov>; Jason Waters <WatersJ@SherwoodOregon.gov>; Craig Christensen <ChristensenC@SherwoodOregon.gov>; Craig Sheldon <SheldonC@SherwoodOregon.gov>; Jo Guediri <GuediriJ@sherwoodoregon.gov>; Andrew Stirling <StirlingA@SherwoodOregon.gov>; Colleen Resch <ReschC@SherwoodOregon.gov>; Scott McKie <McKieS@SherwoodOregon.gov>; Jeff Groth <GrothJ@SherwoodOregon.gov>; Jon Carlson <CarlsonJ@SherwoodOregon.gov>; hoon.choe@USPS.gov <hoon.choe@USPS.gov>; jevra.brown@state.or.us <jevra.brown@state.or.us>; Eric Rutledge <RutledgeE@SherwoodOregon.gov>
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Tax Map / Lot: 2S128D001100

Location: Southwest corner of Tualatin-Sherwood Road and 124th Avenue

Address: 12822 SW Tualatin Sherwood Road, Sherwood, OR 97140

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<https://www.sherwoodoregon.gov/planning/project/t-s-corporate-park>

If you have comments on this proposal, please respond by **April 24, 2020** in order to be included in the staff report.

If needed, please forward this notice to the appropriate staff and let us know so we may update our notification list. Thank you in advance for your time.

Joy L Chang
Senior Planner

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DURING THIS TIME OF HEALTH EMERGENCY WE ARE ENCOURAGING THE USE OF EMAIL AND MAKING APPOINTMENTS WITH STAFF. THANK YOU FOR UNDERSTANDING