



December 1, 2022

**To: Eric Rutledge - Associate Planner**

**From: Naomi Vogel - Associate Planner**

**RE: Sherwood Commerce Center Major MOD (Harsch Site)**

**City File Number: LU 2022-022 MM CUP (Previous Casefiles LU 2021-012 SP / CUP)**

**County File Number: CP21-923**

**Tax Map and Lot Number: 2S128C000600 / 2S128C000500 (portion)**

**Location: 21600 SW Oregon Street / 21720 SW Oregon Street**

Washington County Department of Land Use and Transportation has reviewed the above noted development application to construct a public city street, SW Laurelwood Way, on SW Oregon Street as noted on the Oregon Street Access Management Plan (AMP) (DKS, dated 06/25/2021). Staff notes that the approach and a portion of SW Laurelwood Way is located on private property (Tax Lot 500) not owned by the applicant.

The applicant submitted a Traffic Impact Analysis addendum dated November 21, 2022 (Kittleson & Associates) to address the design requirements for the new public street on SW Oregon Street. County staff has reviewed the addendum and concur the findings are in compliance with County R&O 86-95 "Determining Safety Improvements for Traffic" and the Oregon Street Access Management Plan. Staff notes that the public improvements that will be constructed on the frontage of Tax Lot 500 are limited to infrastructure that is required to construct SW Laurelwood Way and associated right-turn lane on SW Oregon Street to County/City standards.

### **CONDITIONS OF APPROVAL:**

***THE CONDITIONS OF APPROVAL FOR SHERWOOD CASEFILE LU 2021-012 SP / CUP  
"SHERWOOD COMMERCE CENTER" CONTINUE TO APPLY.***

- I. PRIOR TO ISSUANCE OF APPROVAL OF THE PUBLIC IMPROVEMENT PLANS BY THE CITY OF SHERWOOD: ENGINEERING COMPLIANCE AGREEMENT.**

**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. Obtain a Washington County Facility Permit for all public improvements on SW Oregon Street for a portion of Tax Lot 500 as noted below.**

- 1. Submit to Washington County Public Assurance Staff: A completed "Design Option" form (original copy), City's Notice of Decision (NOD) and County's Letter dated December 1, 2022.**
- 2. \$25,000.00 Administration Deposit**

***NOTE:** The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and permit processing. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.*

- 3. Electronic submittal of engineering plans, geotech/pavement report, engineer's estimate, preliminary sight distance certification and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements:**

***NOTE:** Improvements within the ROW may be required to be relocated or modified to permit the construction of public improvements. All public improvements and modifications shall meet current County and ADA standards. Public improvements that do not meet County standards shall submit a design exception to the County Engineer for approval.*

- a. Completion of the half-street improvement to a County A-4 standard along the portion of Tax Lot 500 that will front the right-turn decel lane (including taper) on SW Oregon Street. The half-street shall include a left-turn lane, buffered bike lane (5' + 2'), gutter/curb, and street lighting. The 12-foot multi-use path and planter strip will be constructed by others (Refer to City Casefile LU 2021-015 SP/County Casefile CP 22-909). Note: This design is only applicable to this development approval.**
- b. Installation of continuous street lighting at the ultimate location to serve the right-turn decel lane and the intersection of SW Laurelwood Way/SW Oregon Street (Tax Lot 500). Note: Install communications conduits.**

- c. **Show the new location of the existing access that serves Tax Lot 500 outside of the right-turn lane and taper on SW Oregon Street.**
- d. Public street access (SW Laurelwood Way), including ADA ramps, to SW Oregon Street per the Oregon AMP. Include truck turning templates for the largest truck. The new public street shall align with the private driveway located on 2S128C000501. Note: The approach shall be constructed to tie-into adjacent half-street improvement located on Tax Lot 600.
- e. Construction access and traffic circulation/control plan. Note: Construction access shall be coordinated with Tax Lot 600.
- f. Preliminary Sight Distance Certification for SW Laurelwood Way access to SW Oregon Street.
- g. **Construction of a northbound decel right turn lane with taper on SW Oregon Street (Tax Lot 500) to serve SW Laurelwood Way per the County Engineer.** The lane width shall be 14 feet and provide adequate turning radius for the largest truck.
- h. Installation/stripping for a southbound left-turn lane on SW Oregon Street to serve SW Laurelwood Way (Tax Lots 500/600).

**II. PRIOR TO ISSUANCE OF THE FACILITY PERMIT BY WASHINGTON COUNTY:**

- A. The following shall be recorded with Washington County Survey Division (Survey Division 503.846.8723):
  1. Dedication of additional right-of-way required for the half-street improvement and northbound decel right turn lane on SW Oregon Street (Tax Lot 500 of Tax Map 2S1-28C0).
  2. Dedication of an 8-foot PUE for the portion that fronts the SW Laurelwood approach and right-turn lane on SW Oregon Street (Tax Lot 500).
  3. Dedication of right-of-way required for SW Laurelwood Way connection to SW Oregon Street (Tax Lot 500).

**III. PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE CITY OF SHERWOOD:**

- A. The road improvements required in condition I.A.3. above shall be completed and accepted by Washington County, including final sight distance certification for the SW Laurelwood Way access to SW Oregon Street.

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**B. Reconstruct the existing access that serves Tax Lot 500 outside of the RT lane and taper to County standards unless closed by others (refer to City Casefile LU 2021-015 SP).**

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

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