

TECHNICAL MEMORANDUM

DATE: June 25, 2021
 TO: Bob Galati | City of Sherwood
 FROM: Garth Appanaitis | DKS
 SUBJECT: Sherwood Oregon Street Access Management Plan (AMP)



Project #16197-037

This memorandum summarizes the findings of the transportation study to address Washington County’s Access Management Plan (AMP) process (CDC 501-8.5C) to analyze the potential for future roadway connections to Oregon Street between Tonquin Road and Tualatin-Sherwood Road. Oregon Street has the functional classification of arterial and Washington County CDC 501.8.5.B(4) states that arterials only have direct access from collector or other arterial roads and with a minimum access spacing of 600 feet.

The AMP process provides the framework for analyzing the traffic safety and operations of potential exceptions to the access standard, as well as the performance of future public street connections that comply with the standard. The AMP was conducted to explore the feasibility of future street connections to the south/east side of Oregon Street between Tonquin Road and the planned future extension of an east-west collector that bisects the Tonquin Employment Area (TEA). Prior planning efforts have identified the future collector connection to Oregon Street, but have not reviewed access to individual properties within the TEA.

OVERVIEW

Three access alternatives (phases) were analyzed to determine the traffic operations and safety associated with increasing levels of development and transportation improvements. These *chronological* configurations (illustrations attached) would be implemented in phases to provide access to TEA and are assumed to include:

1. Alternative 1 – Initial, direct access to Oregon Street for the two fronting properties Taxlots 2S128C000500 and 2S128C000600 (TL 500 and TL 600). The purpose of this configuration is to provide access prior to the construction of additional public street system. Development of additional parcels within the TEA is not included in this initial configuration.

This temporary alternative would not meet Washington County access spacing requirements due to direct lot access to the Oregon Street arterial.

2. Alternative 2 – Intermediate, shared access to Oregon Street for properties via a public street connection, Tonquin Court. This alternative assumes development of remaining TEA properties, with shared access to Tonquin Court. This new street also would include additional partial direct access for TL 500 and TL 600. This temporary alternative would not meet Washington County access spacing requirements due to direct lot access, as well as a local street¹ (Tonquin Court) connection, to the Oregon Street arterial.
3. Alternative 3 – Ultimate access configuration that meets Washington County access management standards. The key element of this ultimate configuration would be the construction of the new east-west collector between Oregon Street and a point to the east (likely connecting to 124th Avenue). The extension of the new collector would provide connectivity to the east, as well as a connection for Tonquin Court to provide secondary ingress/egress for properties within the TEA.

KEY FINDINGS AND RECOMMENDATIONS

The follow describes the key findings and recommended actions and triggers related to each access configuration. The three access alternatives provide an evolving approach to providing access to properties within the TEA with progressing levels of development and access needs.

1. The initial Alternative 1 (direct access for two stop-controlled driveways) would not alter traffic flow on Oregon Street and would meet City and County mobility standards. The driveways should align with existing driveways or shift existing driveways to align, but traffic queuing at driveways along Oregon Street would be minimal.

Recommendations:

- Provide direct full access (stop-controlled) for TL 500, locating the access on Oregon Street at the future (Alternative 2) connection for Tonquin Court. The future location of Tonquin Court (and potential alignment to address the skew with Oregon Street) will dictate the location of this interim access and will require future study.²
- The existing driveway for TL 501 on the north side of Oregon Street may need to be relocated to be placed opposite of the TL 500 driveway. This driveway is not

¹ Local street functional classification is assumed since the stub roadway would serve local access only and would not be a through street to provide circulation for other trips. Future extension of the street to connect eastward to the east-west collector could change the function of the street (as in Alternative 3) and could affect consideration of functional class designation.

² The specific location and design of the Tonquin Court intersection will depend on several factors including sight distance on Oregon Street, placement of the roadway near property edges, approach angle and skew of the roadway approaching Oregon Street, and other topographical considerations.

currently active³ and relocation may be deferred to the construction of Tonquin Court.

- Dedicate right of way for the future extension of Tonquin Court.
 - Dedicate right of way along Oregon Street for frontage improvements including the planned shared use path and potential northbound right turn lanes at each driveway.
 - Provide direct full access (stop-controlled) for TL 600 to Oregon Street. This driveway should be located opposite of the existing driveway for TL 201 to create a 4-legged intersection. Note that this driveway may be placed in the future location of the east-west collector (location to be determined).
 - Provide direct full access (stop-controlled) for TL 700 to Oregon Street. This driveway should be located opposite of an existing driveway and may be the future alignment of the east-west collector (location to be determined). Future ROW for the east-west collector should be dedicated and TL 600 would take access from this location (and close initial TL 600 driveway)
 - Proceed to Alternative 2 access configuration as additional lots within the TEA begin to develop and require access and/or add additional traffic that requires a traffic signal on Oregon Street at Tonquin Court.
2. The Alternative 2 intermediate access configuration would install a traffic signal at Tonquin Court as a shared access location. The back-to-back vehicle queues would dictate storage needs. However, the vehicle queues should be accommodated within available storage (center turn lane on Oregon Street). Turn restrictions (converting to right-in-right-out) at the north (TL 600) driveway would increase storage distance for this movement.

Recommendations:

- Extend the initial TL 500 driveway as Tonquin Court to provide access to parcels to the south, including additional access for TL 600.
- Reconfigure access to TL 500 to connect to Tonquin Court.
- Reconfigure access for TL 600 to modify initial Oregon Street driveway to right-in-right-out condition and add full access driveway to Tonquin Court. Modification of the Oregon Street TL 600 driveway to right-in-right-out would also impact the existing driveway for TL 201, converting it to right-in-right-out.
- Convert traffic control at Tonquin Court / Oregon Street to a traffic signal (when warranted).

³ Driveway is gated and is additionally blocked with parked machinery on site.

- Proceed to Alternative 3 access configuration upon completion of the east-west collector.
3. The ultimate access configuration (Alternative 3) would meet Washington County access spacing requirements and would be dependent on the completion of the new east-west collector. The specific placement of the east-west collector may vary, but would not impact the analysis findings, as long as opposite side driveways were aligned to reduce conflicts.

Recommendations:

- Connect the east-west collector to Oregon Street as a signalized intersection. The collector should intersect Oregon Street as a four-legged intersection opposite a driveway serving properties north of Oregon Street. The location of this intersection may require relocation of an existing driveway(s) north of Oregon Street.
- Extend the east-west collector to the east to connect it to the existing transportation network (assumed connection to 124th Avenue).
- Include a northbound right turn lane on Oregon Street at the east-west collector intersection.
- Extend Tonquin Court to connect it to the east-west collector, creating a through connection that would provide local access to the east or west.
- Remove the traffic signal at the Tonquin Court / Oregon Street intersection and restrict the intersection to right-in-right-out movements.
- Close Oregon Street access for TL 700 and relocate access to the east-west collector (located 300 feet or more from Oregon Street). Access should be placed opposite access to TL 600.
- Add TL 600 driveway access to the east-west collector (located 300 feet or more from Oregon Street). Access should be placed opposite access to TL 700.

ADDITIONAL CONTEXT

- Current Use and Access – Properties along both sides of Oregon Street currently have direct access to the arterial. Industrial properties on the north side of Oregon Street are generally developed, while properties on the south side have limited existing development. The existing driveways along Oregon Street generally do not meet the access spacing standard of 600 feet, and do not comply with the standard due to access type (driveway).
- Future Transportation Improvements – Several future transportation improvements have been identified in the area in Sherwood’s Transportation System Plan (TSP). These projects do not have identified funding unless noted:

- Tualatin-Sherwood Road widening to five lanes (identified funding through Washington County MSTIP) [TSP project D1]
 - New east-west collector through the TEA connecting Oregon Street to 124th Avenue [TSP project D20]
 - Traffic control (roundabout) upgrade at the intersections of Tonquin Road and Murdock Road [TSP project D3]
 - Shared use paths segments that are part of the Ice Age Tonquin Trail system [TSP projects P11, P16, P38]
- Potential TEA Land Use – The exact future land use details for each parcel are not known. However, TEA is identified as an employment/industrial area that will likely serve a range of uses. Some preliminary potential site information that has been shared with the City (type of use and estimated building area) was used to approximate overall traffic trip potential for the weekday morning and evening peak hour. While ultimately the proposed land uses and trip patterns may vary, this estimate provides an approximation of the overall level of traffic that would be served by site access configurations.
 - Trip generation estimates - Trip generation for the TEA was estimated using national rates published in Institute of Transportation Engineers (ITE). Trip generation was assumed to be general light industrial (ITE 110) for sites providing equipment storage, and industrial park (ITE 130) for the remaining general speculative industrial uses. The approximate trip generation for each alternative is:
 - Alternative 1 – Approximately 300 trips during the morning and evening peak hours.
 - Alternative 2 – Approximately 500 trips during the morning and evening peak hours.
 - Alternative 3 – Approximately 500 trips during the morning and evening peak hours. However, about 300 trips would load directly to Oregon Street with the remaining traffic (approximately 40 percent) traveling to/from the east via the new east-west collector.
 - Alternative 1 – Direct access driveways
 - Network Assumptions – No changes on Oregon Street. Both driveways would operate as full-access with two-way stop-control (TWSC) controlling the driveway traffic. The center turn lanes on Oregon Street would provide left turn access into the sites. TL 600 access should be located opposite of the existing Allied Systems driveway to reduce turning conflicts. TL 500 access may be located approximately 500 feet to the south (opposite secondary Allied Systems driveway) or both driveways may need to shift to accommodate the ultimate location for Tonquin Court.
 - Operations – The two driveways would meet the existing City of Sherwood and Washington County mobility standards operating at level of service (LOS) D or better.

- Potential Options – Consider the benefit of a secondary turn lane from TL 600 to reduce delay but may not have long-term utility depending on placement of east-west collector.
- Note: For properties not fronting on Oregon Street, interim access may be available via Tonquin Road. However, that has not been analyzed in this report. Coordination with Washington County will be required to establish whether and where interim access locations on Tonquin Road will be permitted.
- Alternative 2 – Intermediate shared access
 - Network Assumptions – Tonquin Court would replace the southern driveway (TL 500) and would provide shared access for all lots via a traffic signal. The northern driveway for TL 600 and Allied Systems may need to convert to a right-in-right-out only with left turns prohibited. This configuration would require modification of the existing access but would provide additional vehicle queue storage for the southbound left turn movement at Tonquin Court.
 - Trigger – A conversion to the Alternative 2 configuration would be needed as additional properties without frontage along Oregon Street develop and would require access to Tonquin Court.
 - Operations – The two driveways would meet the existing City of Sherwood and Washington County mobility standards. While the southbound left turn volume during the morning would be high for Tonquin Court, it could be served by the traffic signal and the 95th percentile queue (175 feet) would not approach the northern driveway. The southbound left turn for Coast Paving may conflict with the northbound left turn for Pride Disposal, but both driveways have low traffic volumes, operating at LOS D or better.
 - Potential Options – Consider the potential access restriction for north driveway to right-in-right-out. This would provide additional southbound left turn storage for the Tonquin Court traffic signal but would shift additional traffic to this movement. In addition, this would require modification to an existing site driveway and use.
- Alternative 3 - Ultimate Configuration
 - Network Assumptions – The completion of a new east-west collector through the TEA would provide secondary access for TEA properties to/from the east. Tonquin Court would also connect to the east-west collector. Primary access to/from Oregon Street would shift from the Alternative 2 configuration (Tonquin Court) to the east-west collector.

- The traffic signal at Tonquin Court would be removed⁴ and replaced with a traffic signal at the east-west collector. The specific location of the east-west collector alignment is unknown, but it should be configured so that it is not offset with a driveway on the north side of Oregon Street.
 - A northbound right turn lane should be added on Oregon Street approaching the east-west collector.
- Trigger – A conversion to the ultimate access configuration should be pursued based on the completion of both A) Connection of the east-west collector from Oregon Street to 124th Avenue, and B) Connection of Tonquin Court to the east-west collector.
 - Operations (morning peak) – The high traffic flows during the morning peak would be the northbound traffic on Oregon Street and the northbound right turn at the east-west collector. The southbound left turn that was present in Alternative 2 would primarily shift to the “back door” via 124th Avenue and would not access via Oregon Street to avoid delay at the Oregon Street/Tualatin-Sherwood Road intersection. The traffic signal at the east-west collector would operate at LOS B, while Tonquin Court would operate at LOS D, but would be a low volume approach (due to improved TEA street connections).
 - Operations (evening peak) – In the evening, the high traffic flow would be southbound along Oregon Street and from the westbound left turn from the east-west collector. The westbound left turn would have a 95th percentile queue of approximately 225 feet, so access to the collector would require adequate spacing from Oregon Street.⁵ The intersection LOS would be similar to the morning peak, with LOS B for the east-west collector and LOS D for Tonquin Court.

ATTACHMENTS

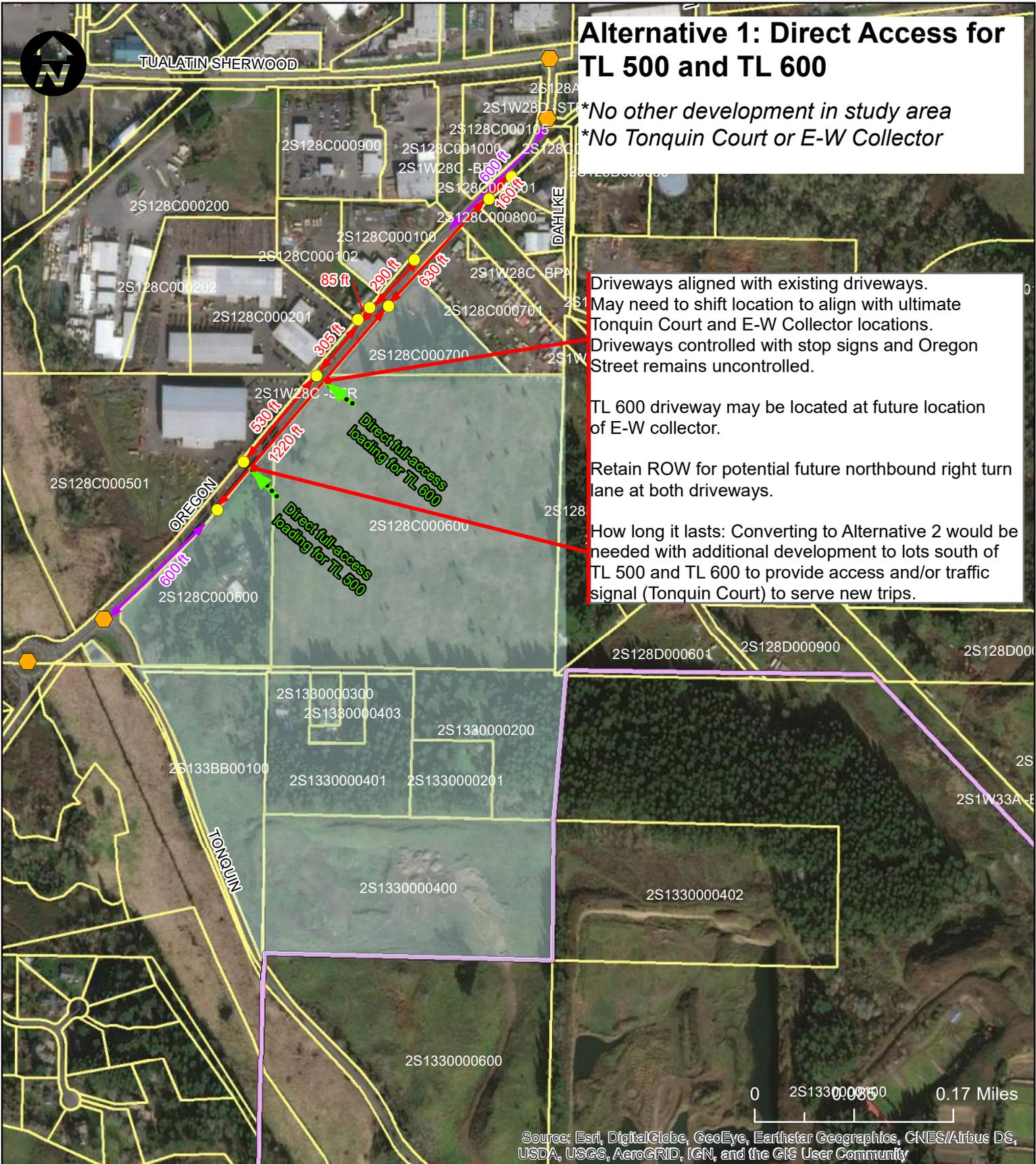
The following attachments are included:

1. Access Diagrams for Alternative 1, 2, 3
2. Traffic Operations and Vehicle Queuing

⁴ Removal of the traffic signal would be needed to address two mobility strategies along the corridor: 1) reduce opportunity for traffic stopped at Tonquin Court to spill back to the future roundabout at Tonquin Road, and 2) maintain southbound traffic flow on Oregon Street for a single southbound lane approach.

⁵ Preliminary site plans indicate the nearest driveway would be located approximately 400 feet from Oregon Street, which would exceed the estimated queue storage needs.

ACCESS DIAGRAMS



Alternative 1: Direct Access for TL 500 and TL 600

*No other development in study area
 *No Tonquin Court or E-W Collector

Driveways aligned with existing driveways.
 May need to shift location to align with ultimate Tonquin Court and E-W Collector locations.
 Driveways controlled with stop signs and Oregon Street remains uncontrolled.

TL 600 driveway may be located at future location of E-W collector.

Retain ROW for potential future northbound right turn lane at both driveways.

How long it lasts: Converting to Alternative 2 would be needed with additional development to lots south of TL 500 and TL 600 to provide access and/or traffic signal (Tonquin Court) to serve new trips.

- Legend**
- Study Area Measurements
 - Access Spacing Standard
 - Access
 - ⬠ Public Access
 - Private Access
 - Taxlots
 - Urban Growth Boundary
 - Potential Parcels Connected to Proposed Tonquin Court Alignment





TUALATIN SHERWOOD

Alternative 2: Interim Access via Tonquin Court

Prior to E-W collector, TL 700 access provided directly to Oregon Street.

NOTE: TL 700 access would allow for TL600 to have shared access via future E-W Collector stub.

*Direct access for TL 500 replaced with Tonquin Court

*Remaining properties in study area developed with access to Tonquin Court

*Direct access for TL 600 assumed to be limited to right-in-right-out and full access taken from Tonquin Court

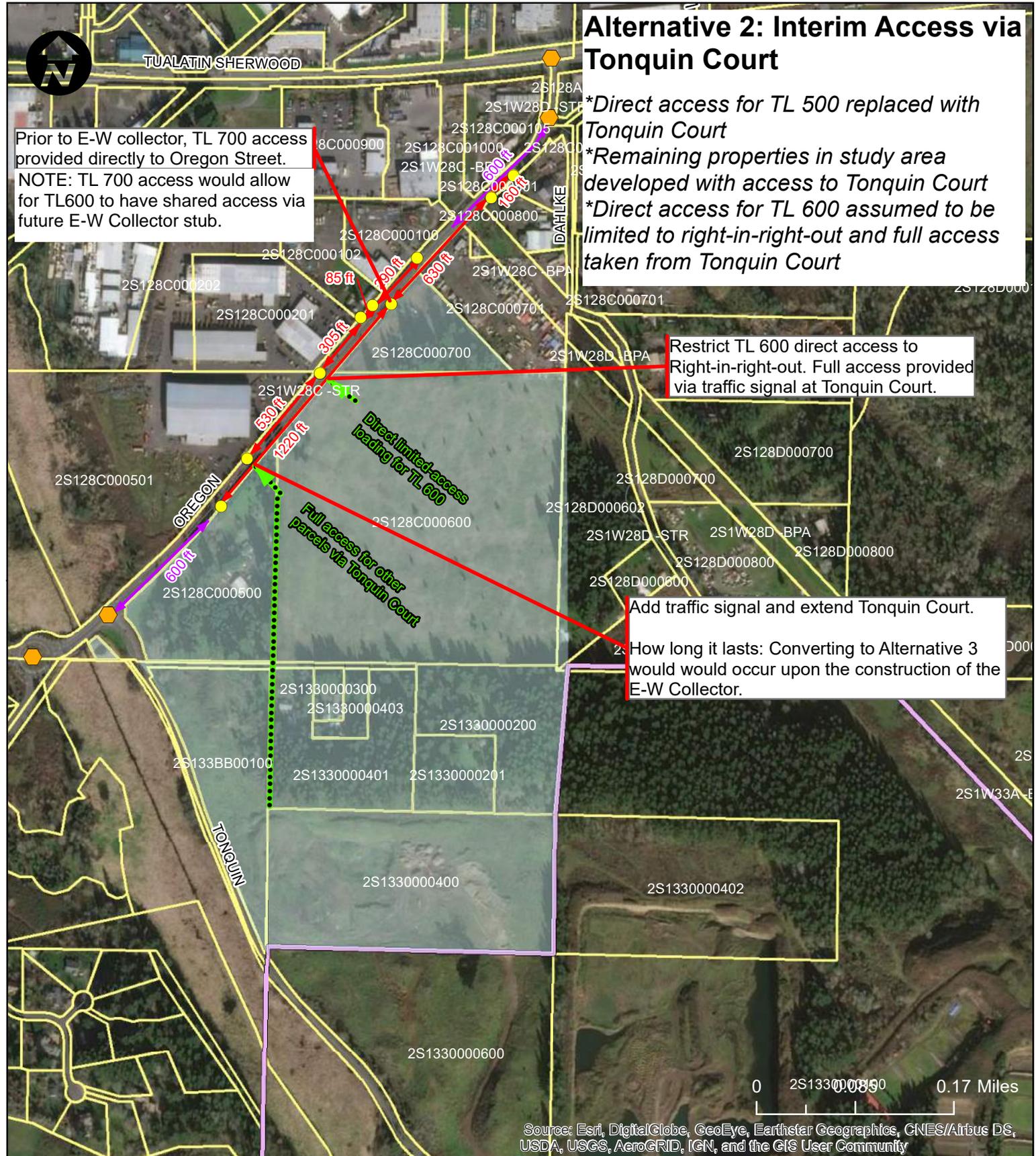
Restrict TL 600 direct access to Right-in-right-out. Full access provided via traffic signal at Tonquin Court.

Add traffic signal and extend Tonquin Court.

How long it lasts: Converting to Alternative 3 would occur upon the construction of the E-W Collector.

Direct limited-access loading for TL 600

Full access for other parcels via Tonquin Court



0 0.085 0.17 Miles

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Study Area Measurements
- Access Spacing Standard
- Access
- Public Access
- Private Access
- Taxlots
- Urban Growth Boundary
- Potential Parcels Connected to Proposed Tonquin Court Alignment

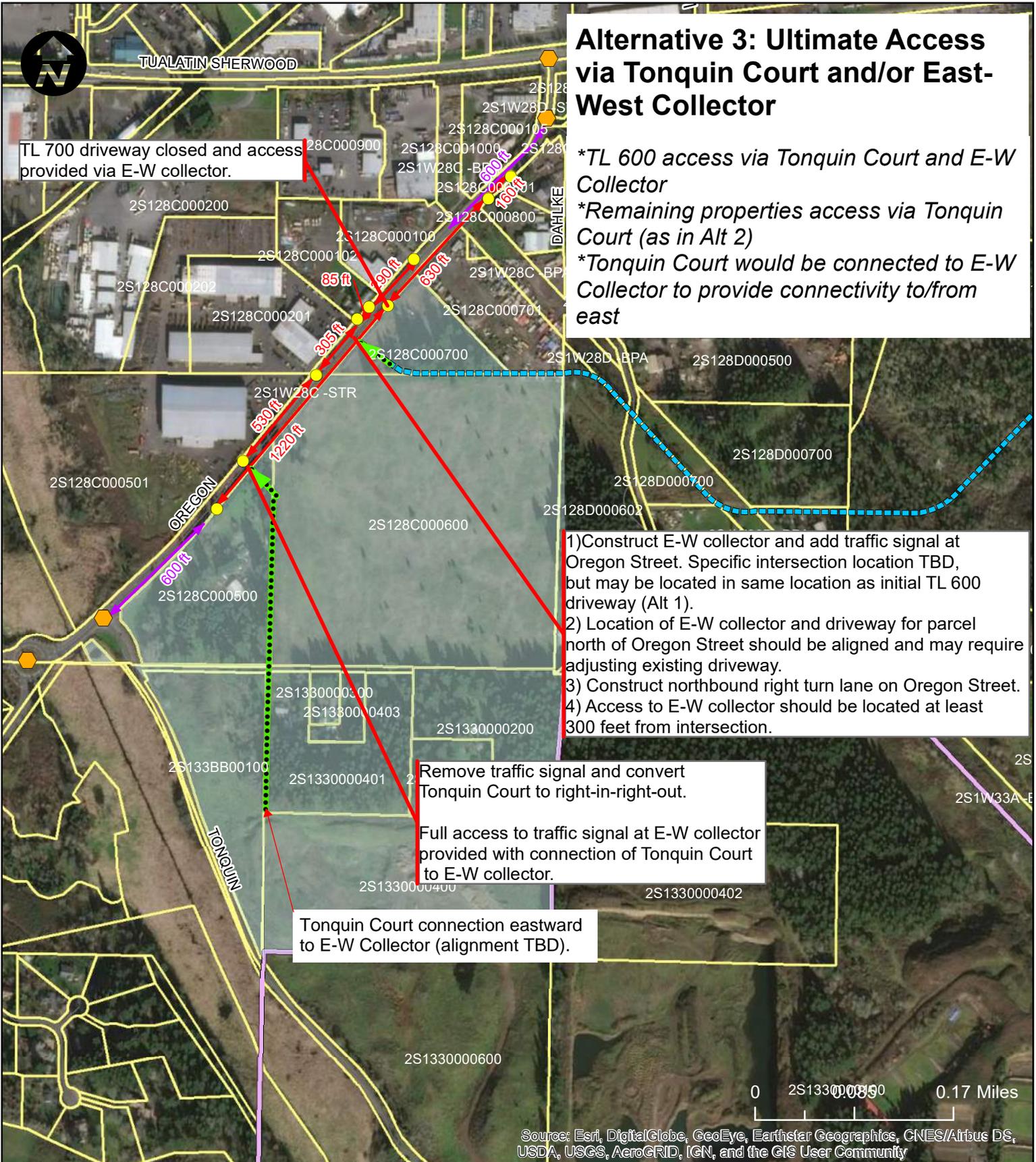




Alternative 3: Ultimate Access via Tonquin Court and/or East-West Collector

TL 700 driveway closed and access provided via E-W collector.

- *TL 600 access via Tonquin Court and E-W Collector
- *Remaining properties access via Tonquin Court (as in Alt 2)
- *Tonquin Court would be connected to E-W Collector to provide connectivity to/from east

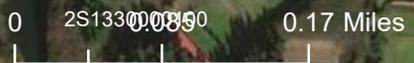


- 1) Construct E-W collector and add traffic signal at Oregon Street. Specific intersection location TBD, but may be located in same location as initial TL 600 driveway (Alt 1).
- 2) Location of E-W collector and driveway for parcel north of Oregon Street should be aligned and may require adjusting existing driveway.
- 3) Construct northbound right turn lane on Oregon Street.
- 4) Access to E-W collector should be located at least 300 feet from intersection.

Remove traffic signal and convert Tonquin Court to right-in-right-out.

Full access to traffic signal at E-W collector provided with connection of Tonquin Court to E-W collector.

Tonquin Court connection eastward to E-W Collector (alignment TBD).



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Study Area
- Access Spacing Standard
- Access
- Potential TEA East/West Collector Alignment
- Public
- Private
- Taxlots
- Urban Growth Boundary
- Potential Parcels Connected to Proposed Tonquin Court Alignment



TRAFFIC OPERATIONS

The following tables summarize the traffic analysis conducted for each alternative.

TABLE 1: EXISTING TRAFFIC OPERATIONS – 2018 PEAK HOUR

NAME	AM Peak			PM Peak		
	Delay (s)	LOS	V/C	Delay (s)	LOS	V/C
SW Oregon St \ Heintz Excavation	8.3	A\A	0.00	0	A\A	0.00
SW Oregon St \ Pride Disposal	10.9	A\B	0.03	12.5	A\B	0.02
SW Oregon St \ Allied Systems	11.8	A\B	0.01	13.1	A\B	0.08
SW Oregon St \ Blast Cleaning	9.7	A\A	0.00	0	A\A	0.00
SW Oregon St \ Tonquin Rd	21.8	A\C	0.38	>100	A\F	>1.0

TABLE 2: ALTERNATIVE 1 TRAFFIC OPERATIONS – 2023 PEAK HOUR

NAME	AM Peak			PM Peak		
	Delay (s)	LOS	V/C	Delay (s)	LOS	V/C
SW Oregon St \ Heintz Excavation	8.7	A\A	0.00	0	A\A	0.00
SW Oregon St \ Pride Disposal	12.9	A\B	0.04	14.2	A\B	0.02
SW Oregon St \ Allied \ Lot 600	29.9	A\D	0.20	34.6	A\D	0.66
SW Oregon St \ Lot 500	15.1	A\C	0.04	15.3	A\C	0.13
SW Oregon St \ Tonquin Rd	36.2	B\E	0.55	>100	A\F	>1.0

TABLE 3: ALTERNATIVE 2 TRAFFIC OPERATIONS – 2025 PEAK HOUR

NAME	AM Peak			PM Peak		
	Delay (s)	LOS	V/C	Delay (s)	LOS	V/C
SW Oregon St \ Heintz Excavation	8.8	A\A	0.00	0	A\A	0.00
SW Oregon St \ Pride Disposal	14.4	A\B	0.04	15.3	A\C	0.02
SW Oregon St \ Allied \ Lot 600	29.1	A\D	0.07	33.5	A\D	0.25
SW Oregon St \ Lot 500 [TRAFFIC SIGNAL]	16.1	B	0.85*	8.7	A	0.69*
SW Oregon St \ Tonquin Rd	54.0	B\F	0.69	>100	A\F	>1.0

Note: * V/C listed as worst movement

TABLE 5: ALTERNATIVE 3 TRAFFIC OPERATIONS – 2035 PEAK HOUR

NAME	AM Peak			PM Peak		
	Delay (s)	LOS	V/C	Delay (s)	LOS	V/C
SW Oregon St \ Heintz Excavation	8.6	A\A	0.00	0	A\A	0.00
SW Oregon St \ Pride Disposal	12.5	A\B	0.03	14.6	A\B	0.02
SW Oregon St \ Allied \ E-W Collector [TRAFFIC SIGNAL]	11.2	B	0.72*	16.3	B	0.86*
SW Oregon St \ Lot 500	36.4	B/E	0.10	60.9	A\F	0.45
SW Oregon St \ Tonquin Rd	>100	C\F	>1.0	>100	A\F	>1.0

Note: * V/C listed as worst movement