



WASHINGTON COUNTY, OREGON

Department of Land Use and Transportation, Operations & Maintenance Division
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August 9, 2019

To: Tabitha Boschetti - Assistant Planner

From: Naomi Vogel - Associate Planner

RE: PGE Integrated Operations Center
City File Number: AR19-0005 (CUP19-0002/VAR19-0001)
County File Number: CP19-920
Tax Map and Lot Number: 2S127C000500/00701
Location: 12150 SW Tualatin-Sherwood Road/SW 124th Avenue

Washington County Department of Land Use and Transportation has reviewed this development application for the construction of a 108,000 square foot headquarters for Portland General Electric Company (PGE). The development proposes a private access via a new public street, SW Blake Street and SW 120th Avenue, both City-maintained streets. SW Blake Street will be constructed on SW 124th Avenue. The site has frontage on SW 124th Avenue and SW Tualatin-Sherwood Road, both County-maintained Arterials.

CONDITIONS OF APPROVAL FOR CITY CASEFILE AR19-0005

A Traffic Impact Analysis (April 10, 2019) completed by Lancaster Engineering was submitted in accordance with Washington County R&O 86-95, "Determining Traffic Safety Improvement". County staff has reviewed the TIA and concurs with the findings/recommendations of the analysis (page 24). The recommendations are required to be completed prior to Occupancy of the proposed development.

I. PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT BY THE CITY OF TUALATIN:

- A. The following shall be recorded with Washington County (Contact John Kidd, 503.846.7932):
 1. Dedication of additional right-of-way to provide 65 feet from the centerline of SW 124th Avenue, including adequate corner radius to accommodate a future signal at the new public street connection (SW Blake Street). Dedication of additional slope/drainage easements may be required.

2. Dedication of additional right-of-way to provide 65 feet from the centerline of SW Tualatin-Sherwood Road including adequate corner radius at the intersection with SW 124th Avenue and SW 120th Avenue. Dedication of additional slope/drainage easements may be required.
 3. Dedication of a 12 foot public utility easement along the development's frontage of SW 124th Avenue and SW Tualatin-Sherwood Road.
- B. Submit to Washington County Public Assurance Staff a request for a Facility Permit for all public improvements on SW 124th Avenue and SW Tualatin-Sherwood Road. The following items shall be included in the submittal request:
1. Completed "Design Option" form (original copy), "Facility Permit Information Form" with Notice of Decision and a \$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 project administration. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the course of the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

2. Electronic submittal of engineering plans, Preliminary Sight Distance Certification, geotech/pavement report and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements to County/ADA standards, including construction access and construction traffic circulation plan (if proposed on County-maintained streets):
 - a. SW Blake Street connection to SW 124th Avenue (stop-controlled), including adequate street illumination, to County standard. The access shall be constructed to permit future signalization of the intersection, including street light conduit, signal conduit(s) and interconnect conduit.
 - b. Gated mountable curb access (refer to County Detail 2010) on SW 124th Avenue to serve the stormwater quality facility, including street illumination to County standards. The access shall be located a minimum of 150 feet from the intersection of SW 124th Avenue/SW Tualatin-Sherwood Road.
 - c. Preliminary certification of adequate intersection sight distance and improvements as required for SW 124th Avenue/SW Blake Street and SW Tualatin-Sherwood Road/SW 120th Avenue intersections.
 - d. Construction access on SW 124th Avenue to County standards if proposed. Location shall be per City's Public Works Permit.
 - e. All work proposed within the rights-of-way, including dedicated ROW, of SW Tualatin-Sherwood Road and SW 124th Avenue.

- f. Interim striping and signage on SW 124th Avenue to County standards if the half-street on the west side is not completed prior to the applicant's request for Occupancy (Temporary or Final).
- g. Half-street improvement for a 5-lane Arterial with turn lanes as noted 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 (minimum of 600 feet), dual through lanes, a 7 foot buffered bike lane (minimum of 150 feet), curb/gutter, a 12 foot multi-use path with a 6 foot planter strip and continuous street lighting.

NOTE: The outside travel lane shall be a minimum of 15 feet where there is no buffered bike lane. Street trees shall meet City standards.

- h. Modifications to the signal and intersection of SW 124th Avenue/SW Tualatin-Sherwood Road to accommodate the widening of SW 124th Avenue to County standards, if impacted by the required public improvements.
 - i. Extend the half-street improvement on SW 124th Avenue approximately fifty (50) feet beyond the site's southern property line to accommodate the interim half-street design, if right-of-way is dedicated by the adjacent land owner (Tax Lot 2S127C000800).
- C. Pay a fee in-lieu of constructing the half-street improvement along the site's frontage of SW 124th Avenue to Washington County Land Use and Transportation if not constructed by the applicant. The fee will be used to complete the half-street improvements as part of the County's MSTIP 3e Project – SW Tualatin-Sherwood Road.

II. PRIOR TO OCCUPANCY:

- A. Submit **final** certification of adequate intersection sight distance for SW Blake Road/SW 124th Avenue and SW 120th/SW Tualatin-Sherwood Avenue in accordance with County Code, prepared and stamped by a registered professional engineer.
- B. The road improvements required in condition **I.B.2.** above shall be completed and accepted by Washington County.
- C. The applicant shall either complete the construction of the half-street improvement along the site's frontage of SW 124th Avenue to County/City standards or have paid a fee-in-lieu to Washington County Land Use and Transportation for the completion of the frontage improvements.

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