



Oregon

Kate Brown, Governor

Department of Transportation

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August 7, 2019

ODOT #9101

ODOT Response

Project Name: River Ridge Addition	Applicant: Mountain West Investment Corporation
Jurisdiction: City of Tualatin	Jurisdiction Case #: AR19-0004
Site Address: 17915 SW Pacific Hwy, Tualatin, OR 97062	State Highway: OR 99W

The site of this proposed land use action is adjacent to OR 99W. ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation. **Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.**

COMMENTS/FINDINGS

Upon further review of the site, ODOT has determined that there is adequate illumination and that there is enough public right of way to accommodate the sidewalk improvements. No additional illumination or right of way donation is recommended.

The application is for a two phased development. The first phase will add parking spaces and the second phase may add a proposed coffee-shop (the applicant has indicated that the commercial use has yet to be identified). If the second phase results in a commercial use that will generate 50 trips in a peak hour, a “change of use” of the access to the highway will be triggered and a new State Highway Approach Road Permit is required.

Plan P12 future circulation and P11 easement plans show TL 2203 having future connection to River Ridge Apartments private roads and connection to the coffee shops northern drive aisle via a 24ft easement. The frontage along TL 2203 is accessed controlled so only TL 2203 has the right to access to the highway. Therefore, we anticipate that the existing driveway to the Mexican restaurant will need to be closed in the future when TL 2203 is redeveloped and those connections to River Ridge Apartments and River Ridge Road are established. Future connection between TL 2200 and 2203 will not be permitted until the highway access to TL 2203 is closed.

All alterations within the State highway right of way are subject to the ODOT Highway Design Manual (HDM) standards. Alterations along the State highway but outside of ODOT right-of-way may also be subject to ODOT review pending its potential impact to safe operation of the highway. If proposed alterations deviate from ODOT standards a Design Exception Request must be prepared by a licensed engineer for review by ODOT Technical Services. Preparation of a Design Exception request does not guarantee its ultimate approval. Until more detailed plans have been reviewed, ODOT cannot make a determination whether design elements will require a Design Exception.

Note: Design Exception Requests may take up to 3 months to process.

All ODOT permits and approvals must reach 100% plans before the District Contact will sign-off on a local jurisdiction building permit, or other necessary requirement prior to construction.

ODOT RECOMMENDED LOCAL CONDITIONS OF APPROVAL

Phase 1

- Curb and sidewalk shall be constructed as necessary to be consistent with local, ODOT and ADA standards.
- An ODOT Miscellaneous Permit must be obtained for all work in the highway right of way.
- The applicant must obtain an ODOT permit to place trees in the state right of way. Tree spacing and design must be consistent with the ODOT Highway Design Manual section 4.2.6 (http://www.oregon.gov/ODOT/Engineering/Documents_RoadwayEng/HDM_04-Cross-Sections.pdf).

If proposed tree placement deviate from ODOT standards (such as placement in a planter strip), a Design Exception Request for clear zone must be prepared by a licensed engineer for review by ODOT Technical Services. Preparation of a Design Exception request does not guarantee its ultimate approval.

Note: It may take up to **3 months** to process a Design Exception.

- An ODOT Miscellaneous Permit is required for connection to state highway drainage facilities. Connection will only be considered if the site's drainage naturally enters ODOT right of way. The applicant must provide ODOT District with a preliminary drainage plan showing impacts to the highway right of way.

A drainage study prepared by an Oregon Registered Professional Engineer is usually required by ODOT if:

1. Total peak runoff entering the highway right of way is greater than 1.77 cubic feet per second; or
2. The improvements create an increase of the impervious surface area greater than 10,758 square feet.

Phase 2

- A State Highway Approach Road Permit from ODOT for access to the state highway or written determination (e-mail, fax or mail acceptable) from ODOT that the existing approach is legal for the proposed use is required. Truck turning templates may be provided as needed to ensure vehicles can enter and exit the approach safely. Site access to the state highway is regulated by OAR 734.51. For application information go to <http://www.oregon.gov/ODOT/HWY/ACCESSMGT/Pages/Application-Forms.aspx>.

Note: It may take **2 to 3 months** to process a State Highway Approach Road Permit.

Please send a copy of the Land Use Notice to: ODOT_R1_DevRev@odot.state.or.us

Development Review Planner: Marah Danielson	503.731.8258, marah.b.danielson@odot.state.or.us
Traffic Contact: Avi Tayar, P.E.	503.731.8221 Abraham.tayar@odot.state.or.us
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