

From: [Randy Johnson](#)
To: [Tony Doran](#)
Cc: [Kim McMillan](#); [Mike McCarthy](#); [Steve Koper](#); [Keith Leonard](#)
Subject: Re: FW: AR21-0018 - Hedges Creek - Architectural Review Board - hearing date, application material
Date: Thursday, June 2, 2022 2:27:36 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Tony,

Sorry for going AWOL here. I was out of town for work for a week and then came back to a family with Covid. All are on the mend and I am still digging out of my workload that came in during that time.

It appears they have addressed all comments except for the trail along the eastern property line. We had requested a 16' easement for a 12' trail with 2' of shy on either side, while they are proposing a 15' easement with a 12' path. The construction code calls for a 12' path (10'min) with 3' of side graded area width. Where bike paths are separated from vehicle traffic, then 5' separation is required or a physical divider may be constructed (203.2.11A). So with their proposal of 18" on either side of the trail with a 15' easement, we are going to effectively end up with a hallway with the 12' path walled on both sides with fencing (assuming they will fence off their property from the trail and the UPS property is already fenced). I would prefer to see a 15' easement with 3' of landscaped graded shy to the east fence and the 12' path taking up the rest of the easement to the west. Then the property owner provides the 5' of landscaped (and possibly fenced) separation from truck and vehicular traffic in their parking lot. I am not sure what is needed for grading, but this extra space could help out there. Does the applicant have any landscaping setbacks between the parking and a fence? If so, that may help with getting the desired 5' of separation between the trail and the parking.

Let me know your thoughts,

Thanks,

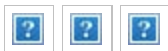
Randy Johnson, PE, PTOE | Senior Transportation Engineer

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DATE: April 14, 2022

REQUEST: Hedges Creek Industrial Transportation Review

TASK NO: Tualatin On-Call Task 4 (P#21208-000-004)

REVIEWER: Amanda Deering, PE and Randy Johnson, PE, PTOE, DKS Associates

DKS Associates has reviewed the updated transportation impact study (TIS) and site plan for the proposed Hedges Creek industrial development¹. The proposed project is located at 11345 SW Herman Road in Tualatin, Oregon and proposes the construction of three industrial buildings totaling approximately 442,035 square feet. The general comments are based on a review of the updated TIS analysis, comment response memo, and site plan.

TIS REVIEW

Key comments and issues related to the proposed project include:

- Overall, all required topics are covered in the TIS and look technically sufficient. Comments 1 and 2 have been sufficiently addressed.
- Regarding comment 3 on the Myslony Street/124th Avenue signal: Following a discussion with City of Tualatin staff, it was noted that the project to construct a signal at this location is not on the funded capital projects list. However, the City agrees that a signal (or a turn prohibition) would be appropriate at this location (as identified in the TIS) due to higher speeds along the 124th corridor, high truck turning movements from Myslony Street, and additional traffic (including trucks) to/from the proposed development. This signal would be creditable through the Transportation Development Tax (TDT) program. The developer will need to construct the signal and would receive TDT credits prior to occupancy.
- Remaining comments are regarding the updated site plan dated April 4, 2022.
 - Driveway 1 located at the western end of the property is in an acceptable location as shown, given it can't be located any further away from nearby driveways.
 - Driveway 2 located just east of 112th Avenue does not meet access standards (measured 130 feet edge to edge from 112th Avenue, standard is 150 feet). In addition, it is approximately 70 feet from the driveway to the east on the south side. For safety reasons it is best to avoid offset intersections in such close proximity. Left turns from offset driveways create conflicts where the drivers don't yield to opposing vehicles in the adjacent driveway. The developer should move driveway 2 to align with the southern driveway to the east, thus eliminating the offset and meeting the 150-foot required distance from 112th Avenue.

¹ Hedges Creek Industrial Transportation Impact Study, Lancaster Mobley, March 2022.

- A center turn lane appears to be provided east of 112th Avenue along the tangent section, but the width tapers from approximately 42 feet to 30 feet through the s-curve. The necessary cross-section for this street is a three-lane section. The development needs to build the center turn lane through the s-curve to the east end of the property. This will provide additional space for truck turning movements for both the property to the south and the developer's eastern driveways, as well as additional space to facilitate safe turning movements of vehicle to and from the offset intersections along the s-curve.
- Along the proposed development an easement or frontage improvement should be made for the planned Ice Age Tonquin Trail as follows: The trail should be a multi-use path from the northwest corner of 112th Avenue to the east. It would then become a normal 12-foot-wide trail with 2-foot shy distances within a public easement adjacent to the east property line, for a total of 16 feet in width. The developer shall construct the trail along their east property line to complete this segment of the Ice Age Tonquin Trail and to provide maintenance access to the public sanitary sewer line.

On Mon, May 23, 2022 at 8:46 AM Tony Doran <TDORAN@tualatin.gov> wrote:

Randy,

AR21-0018, Hedges Creek (formerly known as Walgraeves Industrial) has submitted the attached TIA response to City feedback (your letter). Would you take a glance at it and let us know if you feel their comments respond adequately to all the concerns you mentioned?

Tony Doran

Engineering Associate

(503) 691-3035

Tualatin City Services

10699 SW Herman Road

City of Tualatin

From: Keith Leonard <kleonard@tualatin.gov>

Sent: Friday, May 20, 2022 11:06 AM

To: Steve Koper <skoper@tualatin.gov>; Kim McMillan <kmcmillan@tualatin.gov>; Tony Doran <TDORAN@tualatin.gov>; Mike McCarthy <mmccarthy@tualatin.gov>; Heidi Springer <hspringer@tualatin.gov>

Subject: FW: AR21-0018 - Hedges Creek - Architectural Review Board - hearing date, application material

Hi team,

Just wanted to share the latest and greatest from Hedges Creek. We will be sending out the ARB notices today so expect to see the more formal email notification sometime this afternoon. I hope you all are having a good day!

Keith Leonard, AICP

Associate Planner

City of Tualatin | Planning

503.691.3029 | www.tualatinoregon.gov




From: Wil Anderson <wanderson@phelandevco.com>

Sent: Friday, May 20, 2022 9:02 AM

To: Keith Leonard <kleonard@tualatin.gov>

Subject: RE: AR21-0018 - Hedges Creek - Architectural Review Board - hearing date, application material

Keith,

I am still waiting on the final piece but everything else is saved here>>>  [Phelan Hedges Updated AR Docs](#). I was supposed to have the final piece last night and was then told I will receive this morning... I will forward it immediately upon receipt.

Attached is the TIA Memo addressing comments from the AR Completeness letter. This file is also included in the above package but wanted to draw specific attention to it as it was requested.

Let me know if you need anything else.

Thanks

Wil

Wil Anderson

Phelan Development Company
541.912.5387 (mobile)

From: Keith Leonard <kleonard@tualatin.gov>
Sent: Friday, May 20, 2022 8:52 AM
To: Wil Anderson <wanderson@phelandevco.com>
Subject: RE: AR21-0018 - Hedges Creek - Architectural Review Board - hearing date, application material

Wil,

Do you have the timing of when the last item will be ready? We would like to get the website put together today and the notices sent out if at all possible. Thanks!

Keith Leonard, AICP

Associate Planner

City of Tualatin | Planning

503.691.3029 | www.tualatinoregon.gov



From: Wil Anderson <wanderson@phelandevco.com>
Sent: Thursday, May 19, 2022 9:24 PM
To: Keith Leonard <kleonard@tualatin.gov>
Subject: RE: AR21-0018 - Hedges Creek - Architectural Review Board - hearing date, application material

Keith,

I have everything compiled except one item that is being cleaned up to match. I will send a onedrive link to download the files as soon as I receive the missing piece. Should have in the AM.

Thanks

Wil

Wil Anderson

Phelan Development Company
541.912.5387 (mobile)

From: Wil Anderson
Sent: Monday, May 16, 2022 5:37 PM
To: Keith Leonard <kleonard@tualatin.gov>; Beth Zauner <bethz@aaieng.com>
Subject: RE: AR21-0018 - Hedges Creek - Architectural Review Board - hearing date, application material

Hi Keith,

We're getting updated drawings compiled. I hope to have to you sooner, but it may be Thursday before we can get everything compiled. We want to make sure no discrepancies.

I should also have the TIA Memo referenced in the AR Completeness letter as well. As we chatted about Friday, I don't foresee any of the other items from the completeness letter being included in that package.

Thanks,

Wil

Wil Anderson

Phelan Development Company
541.912.5387 (mobile)

From: Keith Leonard <kleonard@tualatin.gov>
Sent: Monday, May 16, 2022 12:15 PM
To: Beth Zauner <bethz@aaieng.com>; Wil Anderson <wanderson@phelandevco.com>
Subject: RE: AR21-0018 - Hedges Creek - Architectural Review Board - hearing date, application material

Hello,

Wil, thanks for chatting with me over the phone last week regarding the Hedges Creek project and application material. Please let me know asap when you've assembled all the material for the application. We are planning on sending out the ARB notices this week and it would be best to post the most up-to-date material on the website for agencies and others to review.

Thanks!

Keith Leonard, AICP

Associate Planner

City of Tualatin | Planning

503.691.3029 | www.tualatinoregon.gov



From: Keith Leonard

Sent: Friday, May 13, 2022 10:22 AM

To: Beth Zauner <bethz@aaieng.com>; Wil Anderson <wanderson@phelandevco.com>

Subject: RE: AR21-0018 - Hedges Creek - Architectural Review Board - hearing date, application material

Hello,

Circling back to see if you will be submitting updated plans and other supporting information? I would like to get the website up, noticing, etc...Thanks.

Keith Leonard, AICP

Associate Planner

City of Tualatin | Planning

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From: Keith Leonard

Sent: Thursday, May 12, 2022 10:37 AM

To: Beth Zauner <bethz@aaieng.com>; Wil Anderson <wanderson@phelandevco.com>

Subject: AR21-0018 - Hedges Creek - Architectural Review Board - hearing date, application material

Hello,

We have a quorum for the Architectural Review Board for Wednesday June 29, 2022. I want to double check to make sure ALL supporting material, civil plans, elevations, etc...are complete. Questions like, the site plan has changed so have all those changes been made to the civil plans, elevations, etc...

It would be beneficial for you as the applicant to put together a final full application as soon as possible. I've started to weed through the material that was submitted subsequent to the initial application submittal. It would be better to get all the final documents from the applicant to make sure your most complete application is being provided for review.

Have a good day. Thanks.

Keith Leonard, AICP

Associate Planner

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